

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2005 Assessment Roll

**Area Name / Number:** Bothel/East Kenmore / 38

**Previous Physical Inspection:** 2002

**Improved Sales:**

Number of Sales: 811

Range of Sale Dates: 1/2003 - 12/2004

**Sales – Improved Valuation Change Summary**

	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price</b>	<b>Ratio</b>	<b>COV*</b>
<b>2004 Value</b>	\$115,400	\$216,400	\$331,800	\$348,400	95.2%	9.00%
<b>2005 Value</b>	\$123,000	\$223,000	\$346,000	\$348,400	99.3%	8.03%
<b>Change</b>	+\$7,600	+\$6,600	+\$14,200		+4.1%	-0.97%
<b>% Change</b>	+6.6%	+3.0%	+4.3%		+4.3%	-10.78%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.97% and -10.78% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2004 Value</b>	\$128,000	\$185,800	\$313,800
<b>2005 Value</b>	\$136,500	\$201,900	\$338,400
<b>Percent Change</b>	+6.6%	+8.7%	+7.8%

Number of one to three unit residences in the Population: 5124

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with lots greater than 34000 square feet and properties located on waterfront and houses with Above Grade Living Area less than 1000 square feet at a lower assessment ratio (Assessed Value / Sale Price) and needed a greater upward adjustment than other properties were. Properties with houses built after 2000 needed no adjustment.

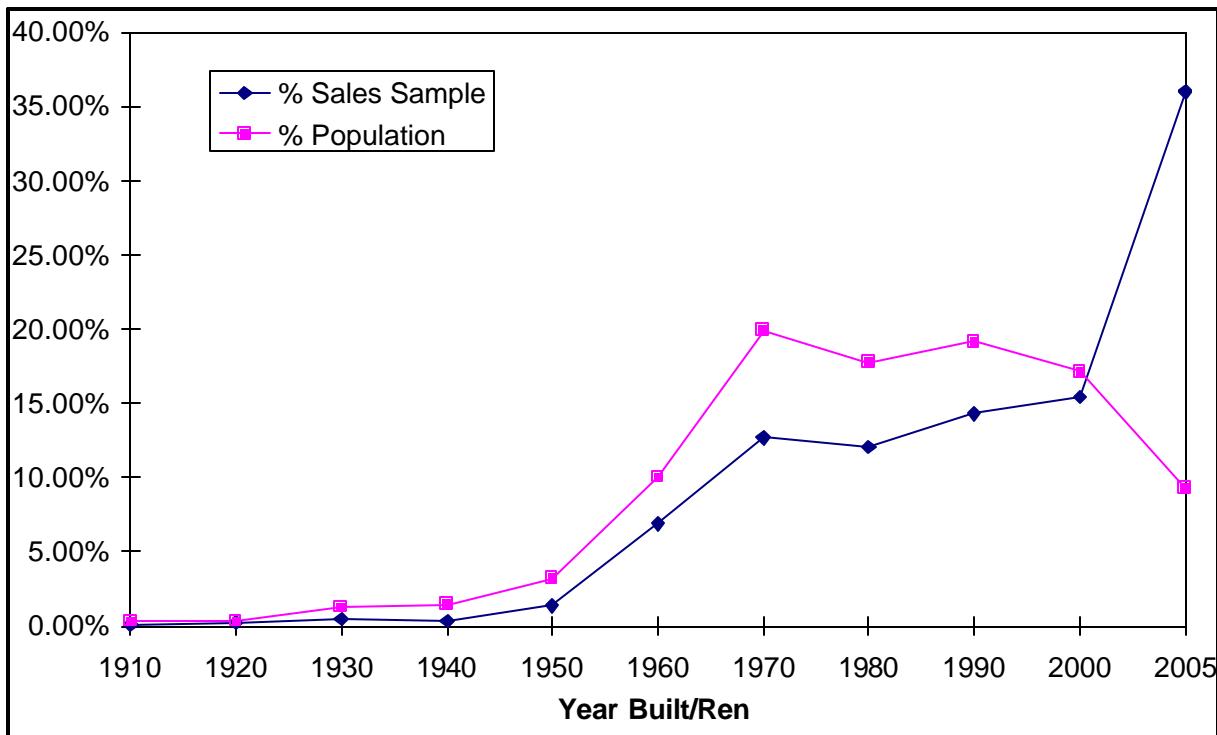
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

### **Sales Sample Representation of Population - Year Built / Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.12%
1920	2	0.25%
1930	4	0.49%
1940	3	0.37%
1950	11	1.36%
1960	56	6.91%
1970	103	12.70%
1980	98	12.08%
1990	116	14.30%
2000	125	15.41%
2005	292	36.00%
		811

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	17	0.33%
1920	16	0.31%
1930	66	1.29%
1940	76	1.48%
1950	165	3.22%
1960	515	10.05%
1970	1022	19.95%
1980	912	17.80%
1990	981	19.15%
2000	877	17.12%
2005	477	9.31%
		5124

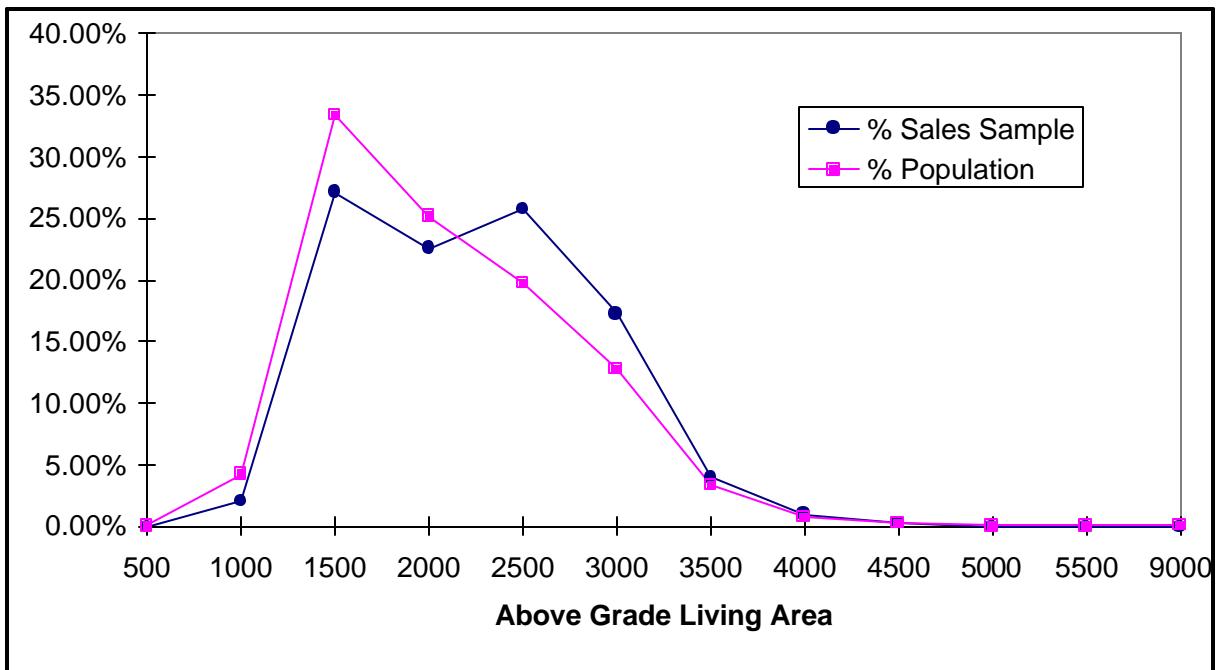


Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	17	2.10%
1500	220	27.13%
2000	183	22.56%
2500	209	25.77%
3000	140	17.26%
3500	32	3.95%
4000	8	0.99%
4500	2	0.25%
5000	0	0.00%
5500	0	0.00%
9000	0	0.00%
	811	

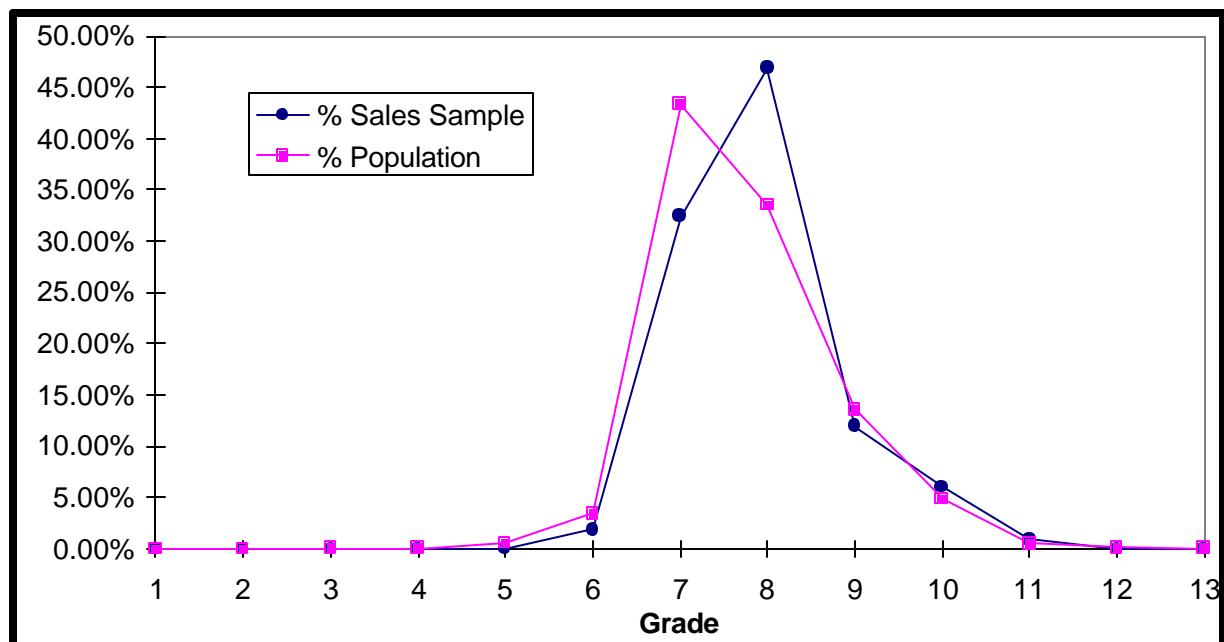
<b>Population</b>		
AGLA	Frequency	% Population
500	3	0.06%
1000	218	4.25%
1500	1710	33.37%
2000	1290	25.18%
2500	1012	19.75%
3000	655	12.78%
3500	171	3.34%
4000	39	0.76%
4500	13	0.25%
5000	3	0.06%
5500	4	0.08%
9000	6	0.12%
	5124	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

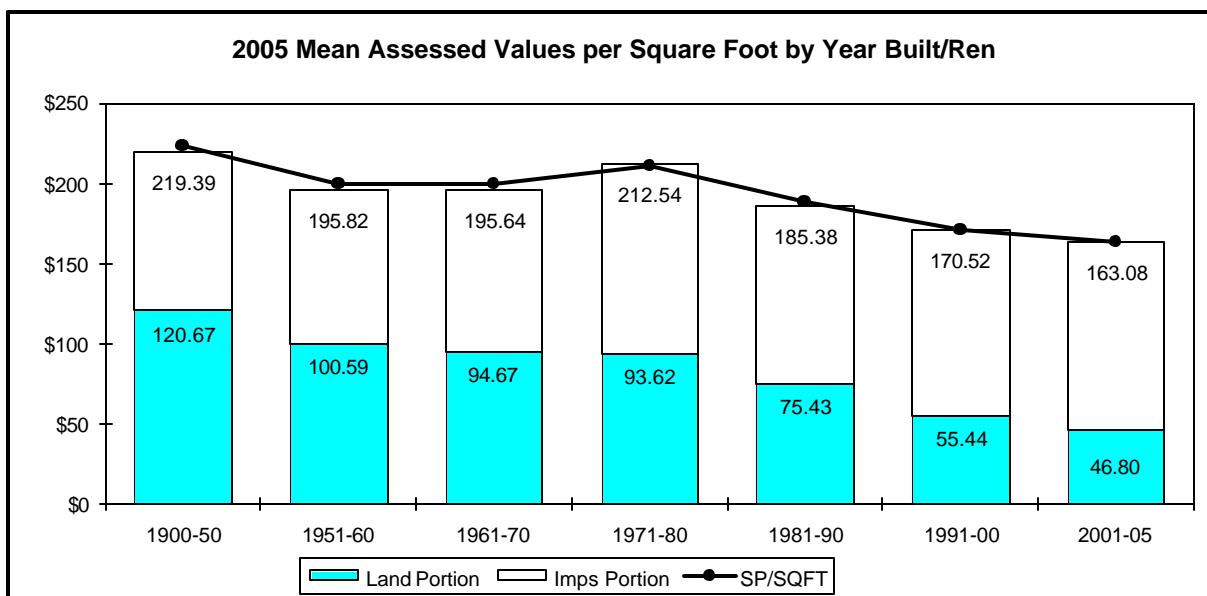
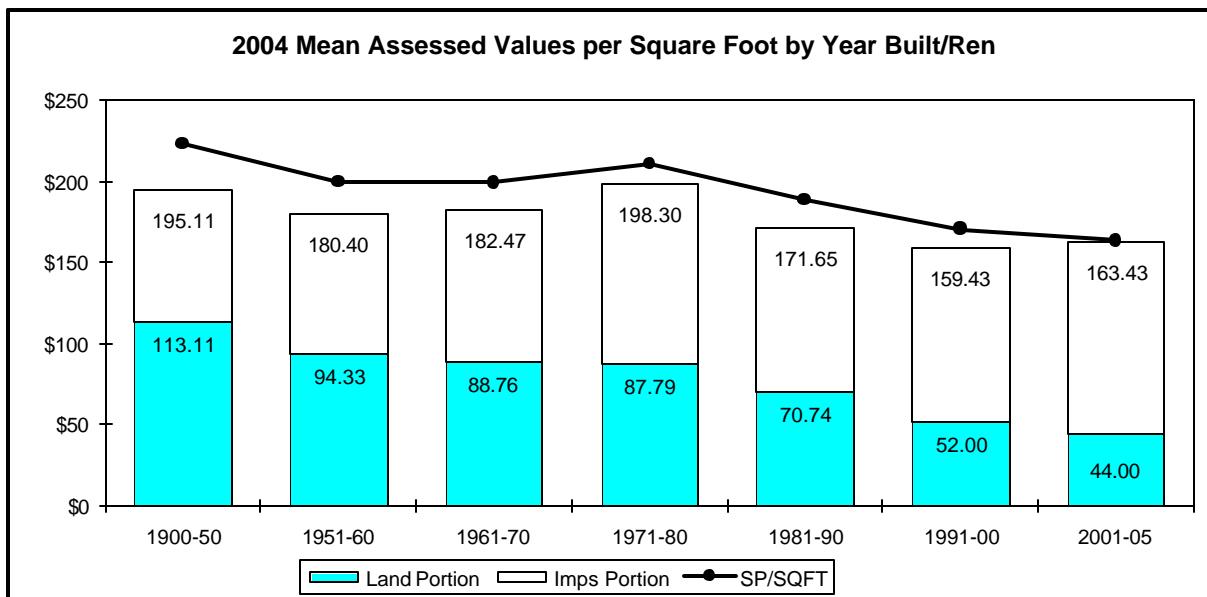
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	1	0.02%
4	0	0.00%	4	1	0.02%
5	0	0.00%	5	28	0.55%
6	15	1.85%	6	175	3.42%
7	263	32.43%	7	2222	43.36%
8	380	46.86%	8	1720	33.57%
9	97	11.96%	9	694	13.54%
10	49	6.04%	10	251	4.90%
11	7	0.86%	11	27	0.53%
12	0	0.00%	12	4	0.08%
13	0	0.00%	13	1	0.02%
	811			5124	



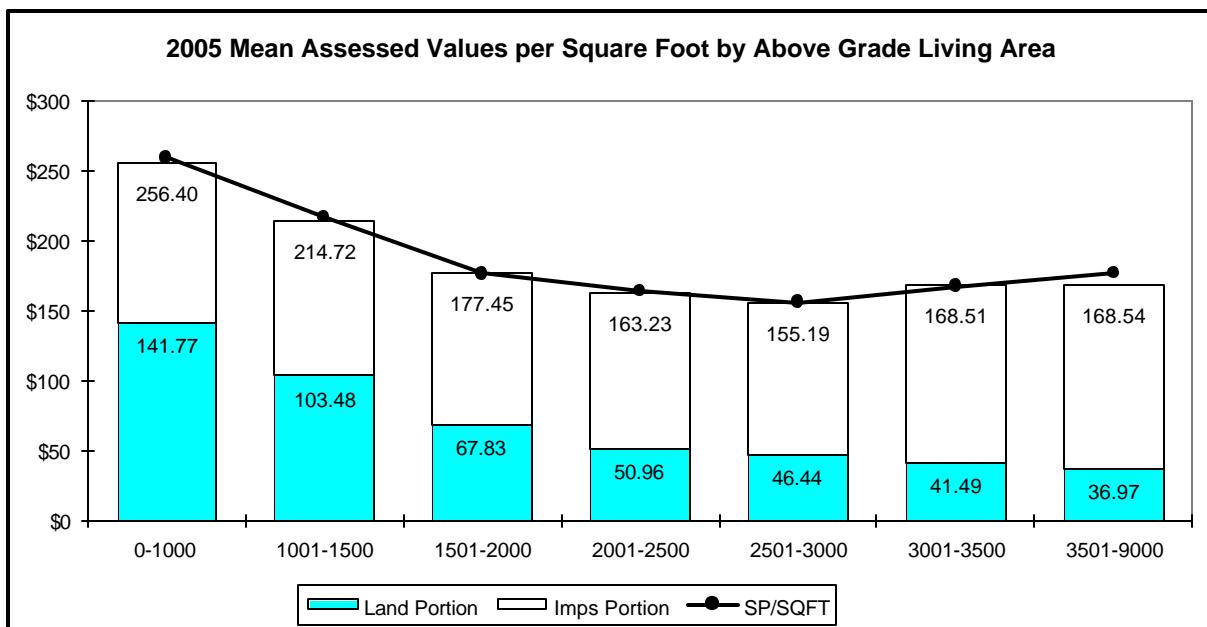
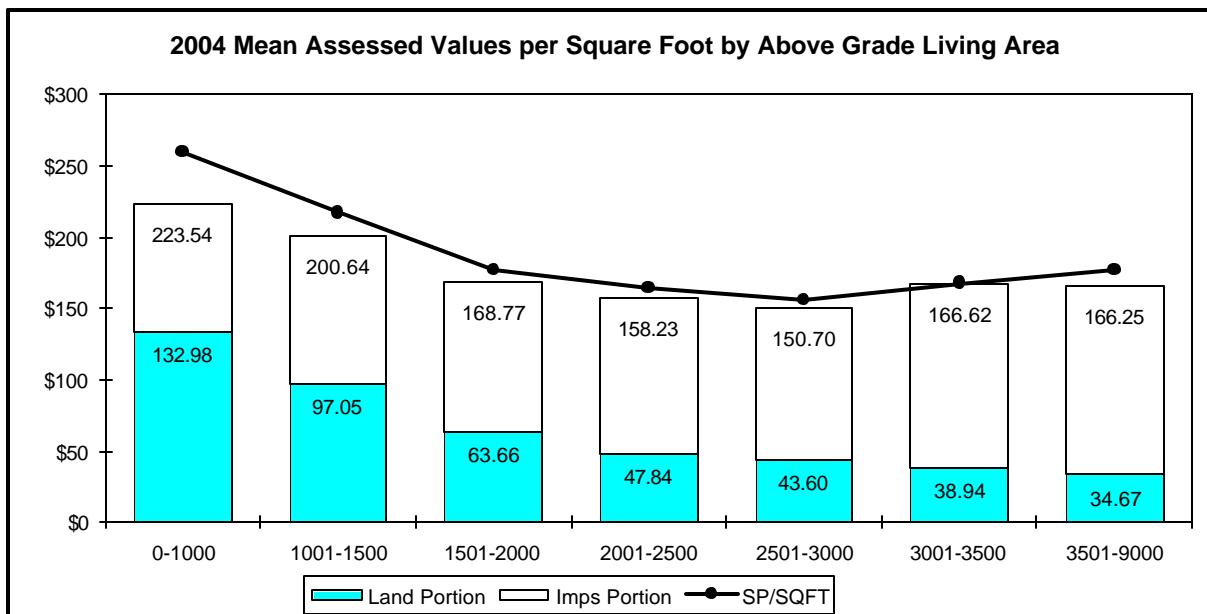
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2004 and 2005 Per Square Foot Values  
By Year Built / Renovated***



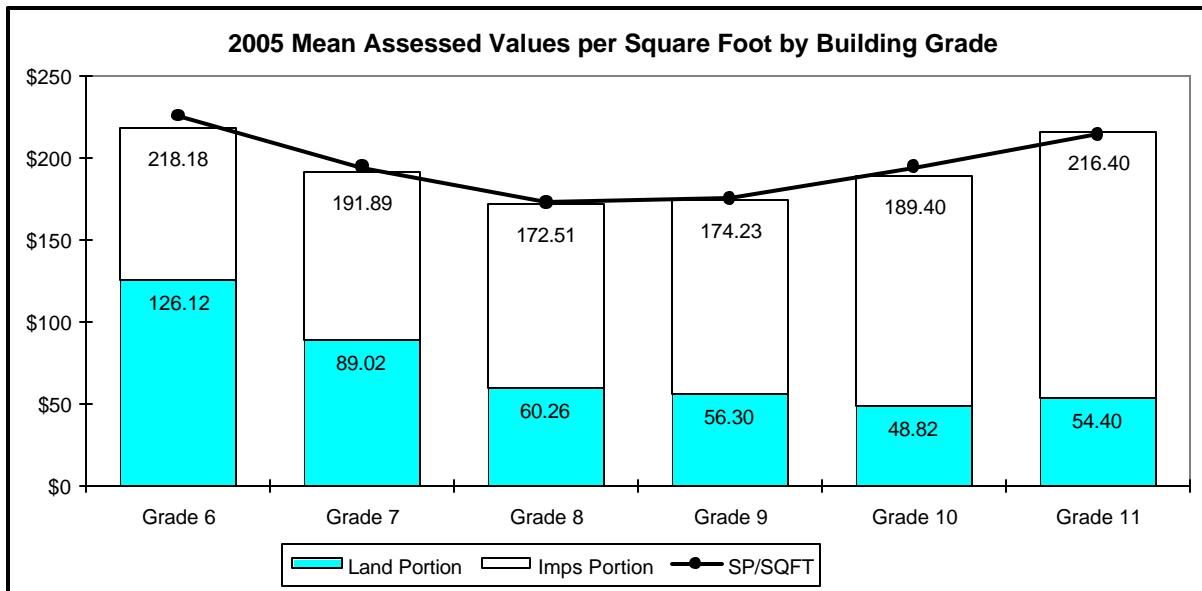
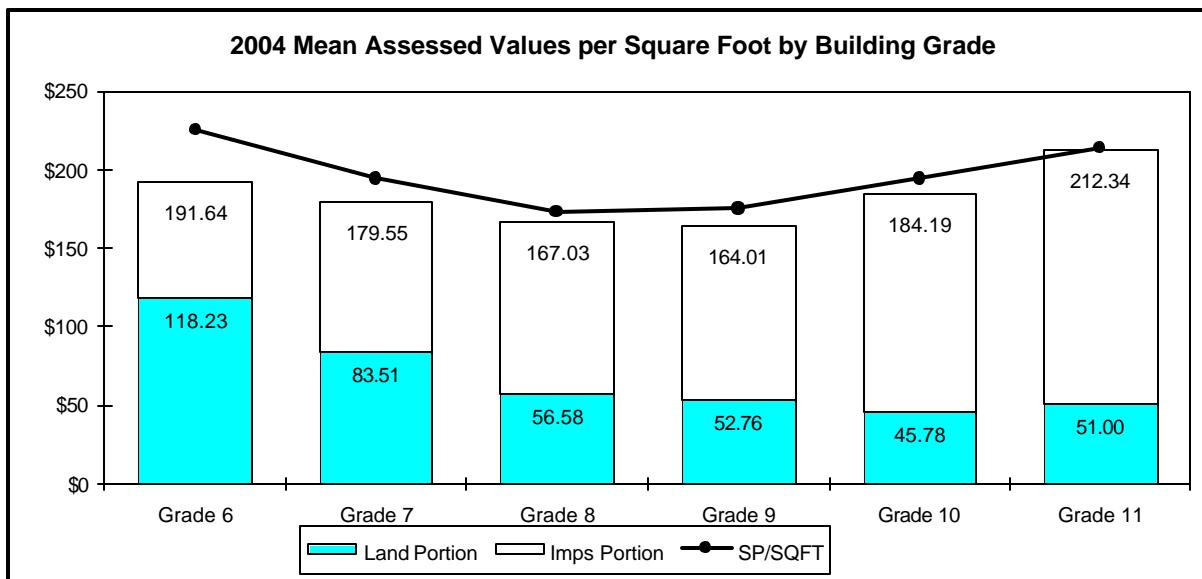
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values  
By Above Grade Living Area***

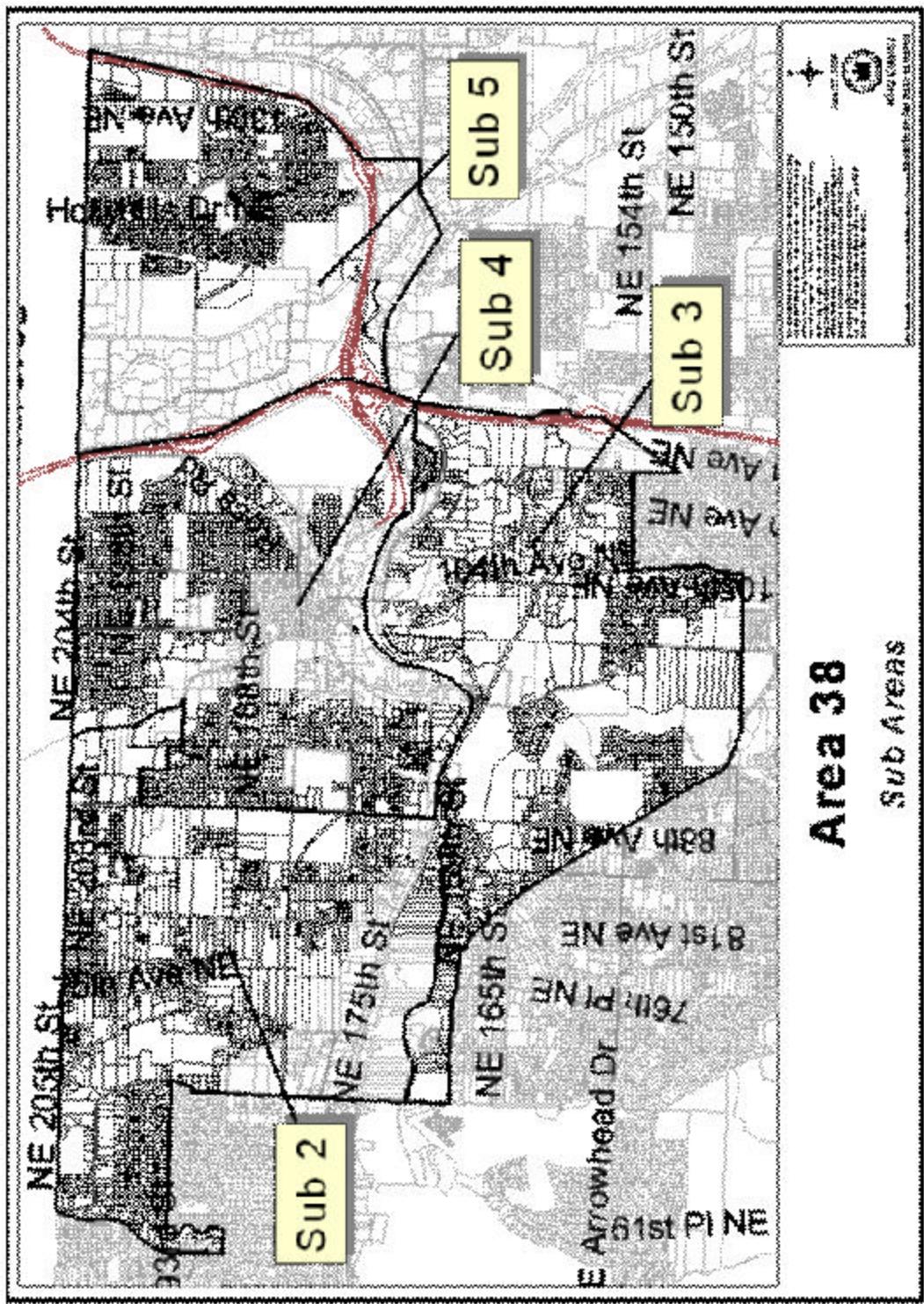


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



## Area 38

Sub Areas

## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

### ***Land update***

Based on 28 usable land sales available in the area, their 2004 Assessment Year values and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 6.6% increase in land assessments in the area for the 2005 Assessment Year. The formula is:

**2005 Land Value = 2004 Land Value x 1.0701, with the result rounded down to the next \$1,000.**

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 811 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (continued)**

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with lots greater than 34000 square feet and properties located on waterfront and houses with Above Grade Living Area less than 1000 square feet at a lower assessment ratio (Assessed Value / Sale Price) and needed a greater upward adjustment than other properties were. Properties with houses built after 2000 needed no adjustment.

The derived adjustment formula is:

**2005 Total Value = 2004 Total Value / (0.9344729) + (0.0682409 if Year Built > 2000 and not on Waterfront) + (-0.1099277 if Lot Size > 34000 square feet and not Waterfront) + (-0.06639601 if Above Grade Living Area <1000 and on a lot < 34000 square feet and not on Waterfront) + (-0.08703475 if located on Waterfront)**

The resulting total value is rounded down to the next \$1,000, *then*:

2005 Improvements Value = 2005 Total Value minus 2005 Land Value

An explanatory adjustment table is included in this report.

- Other:
- \* If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value \* 1.043- New Land Value = New Improvement Value)
  - \* If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \* If “accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value (Previous Total Value \* 1.043- New Land Value = New Improvement Value)
  - \* If vacant parcels (no improvement value) only the land adjustment applies.
  - \* If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \* If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \* If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \* If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \* Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### **Mobile Home Update**

There were 66 mobile home sales available for a separate analysis. The sales indicated an Assessed Value to Sales Price of 1.00. Mobile home parcels will be valued as follows:

**Previous Total Value \* 1.00 – New Land Value = New Improvement Value , with results rounded down to the next \$1,000**

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 38 Annual Update Model Adjustments

**2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

7.01%

<b>Big Lot* not located on Waterfront</b>	<b>Yes</b>
% Adjustment	14.27%
<b>Waterfront</b>	<b>Yes</b>
% Adjustment	10.99%
<b>NewYear Built** Not located on Waterfront</b>	<b>Yes</b>
% Adjustment	-7.28%
<b>Small AGLA*** not on a Big Lot or Waterfront</b>	<b>Yes</b>
% Adjustment	8.18%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a parcel with Big Lot and not located on Waterfront would *approximately* receive a 21.28% upward adjustment (7.01% + 14.27%). There are 372 parcels in the population of which 17 have sold.

A parcel located on Waterfront would *approximately* receive a 18.00% upward adjustment (7.01% + 10.99%). There are 110 parcels in the population of which 7 have sold.

Properties with houses built after 2000 would *approximately* receive 0.27% downward adjustment (7.01% - 7.28%). There are 447 parcels in the population of which 289 have sold.

78% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

\*Big Lot > 34000 Square Feet

\*\*New Year Built > 2000

\*\*\*Small AGLA < 1000 Square Feet

AGLA = Above Grade Living Area

## Area 38 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.993.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
6	15	0.849	0.965	13.6%	0.923	1.006
7	263	0.930	0.992	6.6%	0.981	1.002
8	380	0.970	0.996	2.7%	0.989	1.004
9	97	0.940	0.997	6.1%	0.982	1.011
10	49	0.952	0.978	2.7%	0.953	1.003
11	7	0.992	1.009	1.7%	0.938	1.079
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1940	10	0.857	0.996	16.2%	0.925	1.067
1941-1950	11	0.889	0.968	8.9%	0.929	1.008
1951-1960	56	0.912	0.988	8.4%	0.962	1.015
1961-1970	103	0.921	0.987	7.2%	0.968	1.007
1971-1980	98	0.940	1.008	7.2%	0.988	1.027
1981-1990	116	0.906	0.980	8.1%	0.965	0.995
1991-2000	125	0.934	0.999	7.0%	0.986	1.012
>2000	292	0.996	0.995	-0.2%	0.987	1.002
New Year Built > 2000 non Waterfront	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	520	0.922	0.993	7.6%	0.985	1.000
Yes	291	0.996	0.994	-0.2%	0.987	1.001
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Average	759	0.955	0.993	4.0%	0.988	0.999
Good	40	0.907	0.994	9.6%	0.965	1.023
Very Good	12	0.917	0.984	7.3%	0.909	1.058
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	311	0.925	0.991	7.1%	0.981	1.002
1.5	17	0.889	0.982	10.4%	0.934	1.031
2	481	0.967	0.995	2.8%	0.988	1.001
3	2	1.006	1.003	-0.3%	0.571	1.434

## Area 38 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.993.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<1001	17	0.862	0.988	14.6%	0.946	1.030
1001-1500	220	0.925	0.989	7.0%	0.978	1.001
1501-2000	183	0.955	1.003	5.1%	0.991	1.016
2001-2500	209	0.961	0.991	3.2%	0.981	1.001
2501-3000	140	0.963	0.992	3.0%	0.981	1.003
>3000	42	0.977	0.989	1.3%	0.966	1.013
Above Grade Living Area < 1000 square feet on lot < 34000 square feet & not on Waterfront	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	798	0.953	0.993	4.2%	0.988	0.999
Yes	13	0.868	0.998	15.0%	0.958	1.038
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	772	0.954	0.994	4.2%	0.989	1.000
Yes	39	0.933	0.978	4.9%	0.955	1.002
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	804	0.954	0.993	4.1%	0.988	0.999
Yes	7	0.848	1.000	17.9%	0.965	1.035
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
2	235	0.974	0.998	2.5%	0.988	1.008
3	146	0.941	0.997	6.0%	0.985	1.010
4	267	0.937	0.986	5.3%	0.976	0.997
5	163	0.957	0.992	3.6%	0.979	1.004

## Area 38 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.993.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

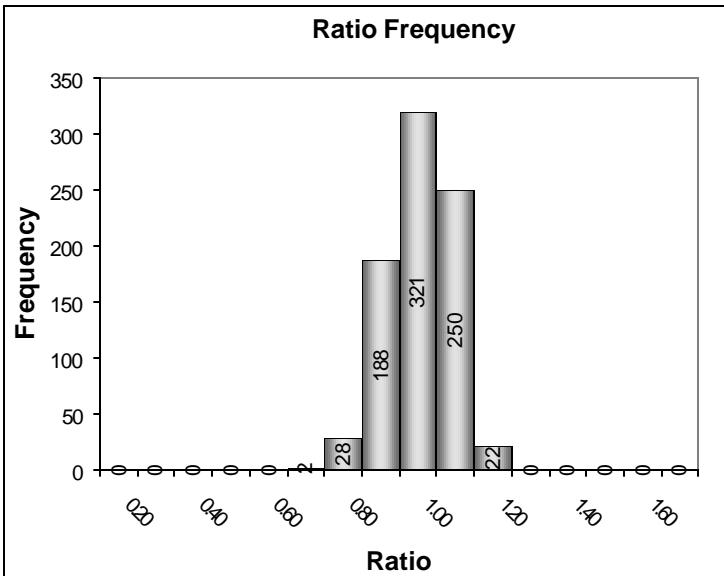
It is difficult to draw valid conclusions when the sales count is low.

Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<3000	6	1.009	1.033	2.3%	0.971	1.095
3000-5000	152	0.984	0.993	0.9%	0.983	1.003
5001-8000	198	0.977	0.995	1.8%	0.985	1.005
8001-12000	338	0.936	0.991	5.8%	0.981	1.000
12001-16000	60	0.915	0.988	8.0%	0.964	1.012
16001-20000	16	0.946	1.015	7.3%	0.974	1.056
20001-34000	24	0.942	1.003	6.5%	0.961	1.045
>34000	17	0.837	0.994	18.8%	0.946	1.043
Lot Size > 34000 square feet & not Waterfront	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	794	0.956	0.993	3.9%	0.988	0.999
Yes	17	0.837	0.994	18.8%	0.946	1.043

# Annual Update Ratio Study Report (Before)

## 2004 Assessments

<b>District/Team:</b> NW / Team - 2	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 7/26/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> Bothell / East Kenmore	<b>Appr ID:</b> JSAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i>			
<i>Mean Assessed Value</i>	331,800		
<i>Mean Sales Price</i>	348,400		
<i>Standard Deviation AV</i>	93,505		
<i>Standard Deviation SP</i>	96,731		
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i>	0.955		
<i>Median Ratio</i>	0.962		
<i>Weighted Mean Ratio</i>	0.952		
<b>UNIFORMITY</b>			
<i>Lowest ratio</i>	0.684		
<i>Highest ratio:</i>	1.186		
<i>Coefficient of Dispersion</i>	7.35%		
<i>Standard Deviation</i>	0.086		
<i>Coefficient of Variation</i>	9.00%		
<i>Price Related Differential (PRD)</i>	1.003		
<b>RELIABILITY</b>			
<i>95% Confidence: Median</i>			
<i>Lower limit</i>	0.951		
<i>Upper limit</i>	0.970		
<i>95% Confidence: Mean</i>			
<i>Lower limit</i>	0.949		
<i>Upper limit</i>	0.961		
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i>	5124		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.086		
<i>Recommended minimum:</i>	12		
<i>Actual sample size:</i>	811		
<i>Conclusion:</i>	OK		
<b>NORMALITY</b>			
<i>Binomial Test</i>			
# ratios below mean:	389		
# ratios above mean:	422		
<i>Z:</i>	1.159		
<i>Conclusion:</i>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



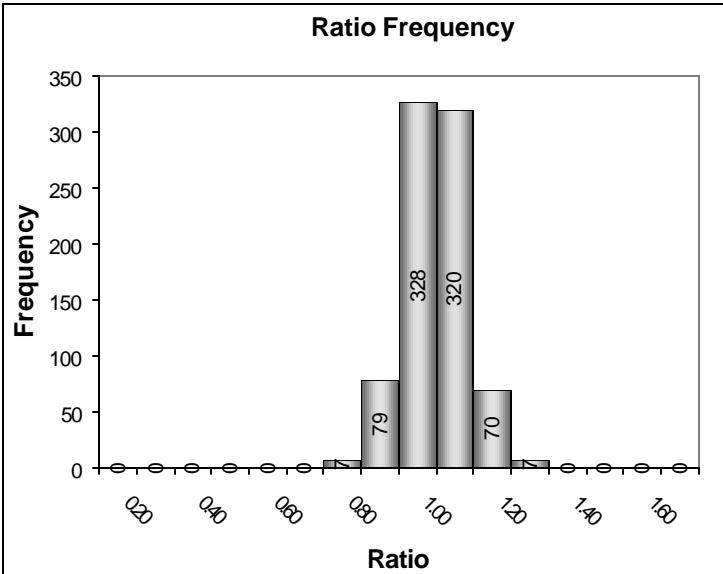
### COMMENTS:

1 to 3 Unit Residences throughout area 38

# Annual Update Ratio Study Report (After)

## 2005 Assessments

<b>District/Team:</b> NW / Team - 2	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 7/26/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> Bothell / East Kenmore	<b>Appr ID:</b> JSAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i>			
<i>Mean Assessed Value</i>	346,000		
<i>Mean Sales Price</i>	348,400		
<i>Standard Deviation AV</i>	93,249		
<i>Standard Deviation SP</i>	96,731		
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i>	0.999		
<i>Median Ratio</i>	1.000		
<i>Weighted Mean Ratio</i>	0.993		
<b>UNIFORMITY</b>			
<i>Lowest ratio</i>	0.731		
<i>Highest ratio:</i>	1.267		
<i>Coefficient of Dispersion</i>	6.43%		
<i>Standard Deviation</i>	0.080		
<i>Coefficient of Variation</i>	8.03%		
<i>Price Related Differential (PRD)</i>	1.005		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.992		
<i>Upper limit</i>	1.005		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.993		
<i>Upper limit</i>	1.004		
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i>	5124		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.080		
<b>Recommended minimum:</b>	10		
<i>Actual sample size:</i>	811		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	403		
# ratios above mean:	408		
<i>Z:</i>	0.176		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 38

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 38**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	012604	9082	9/8/03	\$214,500	860	0	6	1947	4	6600	0	0	20415 80TH AV NE
2	011410	1146	9/22/04	\$260,000	870	310	6	1930	3	47480	0	0	18205 83RD AV NE
2	011410	0350	12/18/03	\$304,000	1040	0	6	1946	4	44350	0	0	6257 NE 202ND ST
2	942790	0150	6/1/04	\$220,000	1480	0	6	1944	3	8723	0	0	18002 81ST AV NE
2	011410	0144	6/10/04	\$238,000	1620	0	6	1951	4	8193	0	0	19245 75TH AV NE
2	072605	9118	6/27/03	\$350,000	1640	0	6	1917	4	40848	0	0	17510 86TH AV NE
2	011410	0171	5/12/04	\$252,000	940	940	7	1975	3	10616	0	0	20219 73RD AV NE
2	011410	0758	8/2/04	\$334,000	950	0	7	1955	3	112384	0	0	18715 80TH AV NE
2	257060	0020	10/28/03	\$256,000	980	980	7	1964	3	9600	0	0	7611 NE 202ND PL
2	382410	0124	7/21/03	\$209,950	980	0	7	1967	3	10850	0	0	6237 NE 198TH ST
2	012604	9208	7/28/03	\$280,000	1000	1000	7	2002	3	12375	0	0	18711 82ND AV NE
2	257060	0160	12/20/04	\$245,000	1010	0	7	1966	3	9700	0	0	7635 NE 204TH PL
2	866300	0040	7/8/04	\$235,000	1010	0	7	1961	3	9573	0	0	6254 NE 203RD PL
2	257060	0280	9/13/04	\$238,000	1010	0	7	1966	3	10182	0	0	20219 76TH PL NE
2	257060	0210	8/18/03	\$223,000	1010	0	7	1966	3	9889	0	0	7640 NE 202ND PL
2	402770	1185	12/26/03	\$210,000	1010	0	7	1963	3	16185	0	0	19724 61ST PL NE
2	257050	0210	6/16/04	\$299,950	1020	500	7	1962	4	9900	0	0	20218 78TH PL NE
2	257050	0150	3/29/04	\$260,000	1020	500	7	1962	4	9594	0	0	7925 NE 203RD ST
2	257050	0290	3/18/04	\$256,000	1020	670	7	1963	3	9836	0	0	7719 NE 203RD ST
2	257050	0310	8/18/04	\$275,000	1020	660	7	1963	5	10415	0	0	7703 NE 203RD ST
2	382480	0040	9/22/04	\$262,500	1030	460	7	1962	3	9987	0	0	19712 64TH AV NE
2	011410	0162	3/29/04	\$233,200	1050	0	7	1988	3	10393	0	0	7318 NE 192ND ST
2	382410	0350	5/19/04	\$275,000	1050	920	7	1984	3	8400	0	0	19511 65TH AV NE
2	096800	0020	8/26/03	\$262,000	1060	1010	7	1962	3	10864	0	0	8812 NE 203RD PL
2	011410	1475	4/28/03	\$213,000	1060	0	7	1949	3	18001	0	0	17714 83RD AV NE
2	381975	0150	7/29/04	\$301,500	1090	300	7	1987	3	9600	0	0	19504 76TH AV NE
2	257060	0040	10/23/03	\$254,000	1090	740	7	1966	3	9600	0	0	7627 NE 202ND PL
2	012604	9086	2/4/04	\$210,000	1100	0	7	1948	3	10000	0	0	20425 80TH AV NE
2	011410	0156	6/2/03	\$275,000	1120	980	7	1988	3	9673	0	0	7324 NE 192ND ST
2	257050	0070	10/7/03	\$265,000	1120	810	7	1961	4	11425	0	0	20319 79TH AV NE
2	011410	0118	1/16/03	\$262,000	1140	540	7	1964	3	13308	0	0	20013 75TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 38**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	177645	0210	2/25/04	\$244,950	1140	330	7	1981	3	7072	0	0	20426 73RD PL NE
2	382410	0161	11/21/03	\$210,000	1140	500	7	1977	3	9800	0	0	19715 64TH PL NE
2	177645	0150	6/15/04	\$260,000	1150	0	7	1981	3	10081	0	0	20429 73RD CT NE
2	257060	0270	5/22/04	\$261,500	1150	720	7	1966	4	11805	0	0	20225 76TH PL NE
2	382010	0010	2/17/04	\$240,000	1150	460	7	1976	3	10000	0	0	19625 66TH PL NE
2	011410	0314	5/20/03	\$228,000	1170	310	7	1960	4	7117	0	0	6828 NE 204TH ST
2	011410	0393	12/23/03	\$228,000	1190	0	7	1952	5	20570	0	0	20306 62ND AV NE
2	382010	0015	8/27/03	\$259,000	1200	400	7	1961	3	10040	0	0	19615 66TH PL NE
2	382010	0215	11/7/03	\$249,950	1200	680	7	1959	3	10000	0	0	19531 67TH AV NE
2	072605	9272	4/29/03	\$269,000	1210	0	7	1954	4	21194	0	0	8429 NE 177TH ST
2	012604	9186	3/22/04	\$260,000	1210	670	7	1974	3	12750	0	0	7811 NE 205TH ST
2	012604	9128	8/28/03	\$297,500	1220	570	7	1959	3	10800	0	0	7637 NE 205TH ST
2	660140	0010	9/17/04	\$241,100	1220	0	7	1968	3	8977	0	0	7918 NE 183RD ST
2	382010	0284	12/10/03	\$250,000	1230	620	7	1981	3	9600	0	0	19707 67TH AV NE
2	382410	0206	11/8/04	\$337,500	1250	600	7	1964	3	13600	0	0	6344 NE 196TH ST
2	382410	0015	12/12/03	\$225,000	1280	0	7	1954	5	7802	0	0	6226 NE 198TH ST
2	177645	0120	7/12/04	\$288,000	1290	1000	7	1980	3	7695	0	0	20424 73RD CT NE
2	809650	0080	7/30/03	\$224,000	1290	0	7	1967	4	9719	0	0	19056 85TH AV NE
2	607500	0050	6/16/04	\$284,500	1310	0	7	1967	4	9690	0	0	17640 86TH AV NE
2	866310	0180	5/29/03	\$298,720	1310	380	7	1991	3	11043	0	0	6243 NE 204TH PL
2	257050	0030	5/19/03	\$233,900	1310	0	7	1961	4	10070	0	0	7904 NE 203RD ST
2	402770	1182	12/16/04	\$262,500	1320	0	7	1959	3	11457	0	0	20012 61ST PL NE
2	382410	0327	11/19/03	\$258,000	1320	800	7	1968	3	11728	0	0	19506 63RD PL NE
2	381975	0130	4/22/03	\$237,500	1330	0	7	1988	3	9600	0	0	7613 NE 196TH CT
2	866300	0130	10/2/03	\$260,000	1340	1000	7	1962	3	9600	0	0	6267 NE 203RD PL
2	394960	0030	10/28/04	\$266,000	1370	0	7	1938	3	14348	0	0	7514 NE 202ND PL
2	011410	0245	6/4/04	\$249,500	1410	0	7	1976	3	15521	0	0	19007 73RD AV NE
2	177645	0030	11/5/04	\$259,950	1440	0	7	1983	3	7208	0	0	7315 NE 204TH PL
2	513000	0170	9/18/03	\$299,000	1450	740	7	1996	3	10274	0	0	8315 NE 183RD ST
2	012604	9099	5/5/04	\$327,000	1460	670	7	1978	3	15011	0	0	19402 68TH AV NE
2	257060	0220	9/19/03	\$253,000	1510	0	7	1964	3	9100	0	0	7630 NE 202ND PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 38**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	011410	0362	2/6/04	\$225,000	1520	0	7	1977	3	19451	0	0	6528 NE 202ND ST
2	012604	9223	6/25/04	\$269,950	1550	0	7	1989	3	15005	0	0	18714 71ST AV NE
2	381975	0160	10/21/03	\$269,500	1590	0	7	1988	3	9600	0	0	7614 NE 195TH ST
2	866300	0120	11/23/04	\$303,000	1600	800	7	1961	3	9642	0	0	6259 NE 203RD PL
2	607500	0030	6/2/04	\$280,000	1670	0	7	1967	3	11310	0	0	17654 86TH AV NE
2	012604	9142	6/25/03	\$247,500	1670	0	7	1951	3	13534	0	0	18706 82ND AV NE
2	607500	0030	10/8/03	\$212,000	1670	0	7	1967	3	11310	0	0	17654 86TH AV NE
2	607500	0020	8/21/03	\$311,016	1690	0	7	1967	4	11250	0	0	17656 86TH AV NE
2	011410	0751	12/16/04	\$250,000	1690	0	7	1963	3	9900	0	0	18917 80TH AV NE
2	029372	0260	7/9/03	\$290,950	1740	0	7	2003	3	4396	0	0	7506 NE 204TH PL
2	029372	0120	5/22/03	\$287,000	1740	0	7	2003	3	3604	0	0	7559 NE 204TH PL
2	029372	0240	5/30/03	\$274,950	1740	0	7	2003	3	3541	0	0	7514 NE 204TH PL
2	029372	0130	5/23/03	\$287,000	1740	0	7	2003	3	3710	0	0	7558 NE 204TH PL
2	029372	0250	3/25/03	\$272,000	1740	0	7	2003	3	3865	0	0	7510 NE 204TH PL
2	029372	0080	2/2/04	\$284,950	1750	0	7	2003	3	3653	0	0	7543 NE 204TH PL
2	382410	0364	8/4/03	\$332,000	1760	760	7	1977	3	26943	0	0	6640 NE 198TH ST
2	025360	0090	11/13/03	\$295,000	1830	0	7	2000	3	4594	0	0	7551 NE 203RD ST
2	011410	0317	10/21/03	\$255,000	1830	0	7	1992	3	9158	0	0	6810 NE 204TH ST
2	029372	0100	11/25/03	\$297,950	1840	0	7	2003	3	4982	0	0	7551 NE 204TH PL
2	402770	1191	11/6/03	\$246,000	1850	0	7	1960	3	10800	0	0	6118 NE 197TH ST
2	029372	0110	10/9/03	\$290,450	1850	0	7	2003	3	4296	0	0	7555 NE 204TH PL
2	029372	0230	3/2/04	\$287,450	1850	0	7	2003	3	3604	0	0	7518 NE 204TH PL
2	025360	0120	4/1/04	\$295,000	1860	0	7	2000	3	3914	0	0	7563 NE 203RD ST
2	029372	0060	5/21/03	\$295,500	1870	0	7	2003	3	4394	0	0	7535 NE 204TH PL
2	029372	0200	3/12/03	\$282,000	1870	0	7	2003	3	4069	0	0	7530 NE 204TH PL
2	402770	1235	5/19/03	\$239,950	1880	0	7	1984	3	9093	0	0	19640 61ST PL NE
2	011410	0807	6/18/04	\$309,000	1940	0	7	1962	4	24014	0	0	18101 80TH AV NE
2	029372	0180	2/20/03	\$303,550	1980	0	7	2003	3	4274	0	0	7538 NE 204TH PL
2	029372	0050	2/21/03	\$299,950	1980	0	7	2003	3	4520	0	0	7531 NE 204TH PL
2	029372	0210	7/25/03	\$302,000	1980	0	7	2003	3	4053	0	0	7526 NE 204TH PL
2	029372	0070	2/11/03	\$301,950	2000	0	7	2003	3	4394	0	0	7539 NE 204TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 38**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	029372	0190	2/25/03	\$290,000	2000	0	7	2003	3	4242	0	0	7534 NE 204TH PL
2	602050	0110	6/25/03	\$295,000	2020	0	7	2000	3	4350	0	0	19414 77TH PL NE
2	025360	0010	7/13/04	\$299,950	2030	0	7	2000	3	3555	0	0	7519 NE 203RD ST
2	011410	0422	10/12/04	\$329,950	2040	0	7	1995	3	13630	0	0	18535 73RD AV NE
2	029372	0140	6/3/03	\$304,950	2170	0	7	2003	3	4912	0	0	7554 NE 204TH PL
2	029372	0160	1/28/03	\$289,950	2170	0	7	2003	3	4503	0	0	7546 NE 204TH PL
2	029372	0220	9/1/03	\$313,032	2210	0	7	2003	3	3828	0	0	7522 NE 204TH ST
2	029372	0170	10/31/03	\$310,235	2210	0	7	2003	3	4474	0	0	7542 NE 204TH PL
2	011410	1009	8/2/04	\$350,000	2240	0	7	1999	3	71438	0	0	18804 73RD AV NE
2	029372	0040	1/24/03	\$295,000	2240	0	7	2003	3	4772	0	0	7527 NE 204TH PL
2	029372	0150	7/19/03	\$299,950	2240	0	7	2003	3	5229	0	0	7550 NE 204TH PL
2	602050	0160	9/8/04	\$350,000	2320	0	7	2000	3	4950	0	0	7713 NE 195TH ST
2	382410	0104	2/12/04	\$342,000	2370	390	7	2001	3	6956	0	0	6534 NE 198TH ST
2	866310	0170	4/12/04	\$377,500	2730	0	7	1989	3	13073	0	0	6241 NE 204TH PL
2	382410	0100	3/28/03	\$400,000	3140	510	7	1999	3	5280	0	0	6542 NE 198TH ST
2	758700	0040	2/11/03	\$233,500	1170	380	8	1975	3	11399	0	0	8427 NE 178TH ST
2	402770	1216	8/20/03	\$240,000	1270	290	8	1978	3	7820	0	0	19506 61ST AV NE
2	866310	0010	10/27/04	\$290,000	1300	140	8	1963	3	11016	0	0	20206 63RD AV NE
2	382410	0082	12/12/03	\$255,000	1360	650	8	1979	3	11200	0	0	6504 NE 198TH ST
2	382410	0345	9/4/03	\$279,900	1400	200	8	1965	4	14740	0	0	19515 65TH AV NE
2	758700	0030	7/27/04	\$336,000	1470	700	8	1977	3	11378	0	0	8435 NE 178TH ST
2	011410	0087	12/9/03	\$304,000	1490	0	8	1979	3	18000	0	0	7332 NE 202ND PL
2	382410	0230	6/4/04	\$367,000	1500	920	8	1976	3	29500	0	0	6248 NE 196TH ST
2	382410	0166	10/18/04	\$285,000	1540	430	8	1977	3	10358	0	0	19710 64TH PL NE
2	382010	0070	5/25/04	\$325,000	1560	940	8	1959	4	13320	1	0	6518 NE 196TH PL
2	382010	0125	8/12/03	\$429,950	1564	828	8	1978	5	22847	0	0	6521 NE 196TH ST
2	809380	0150	5/6/03	\$250,000	1580	0	8	1986	3	6091	1	0	17813 85TH PL NE
2	942790	0130	10/1/03	\$297,950	1760	0	8	2003	3	6354	0	0	18012 81ST AV NE
2	313730	0010	7/25/03	\$304,450	1830	0	8	2003	3	5080	0	0	20102 75TH AV NE
2	313730	0060	11/10/03	\$302,000	1830	0	8	2003	3	5555	0	0	7538 NE 201ST PL
2	313730	0020	8/22/03	\$299,950	1830	0	8	2003	3	4961	0	0	7514 NE 201ST PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 38**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	809380	0090	1/9/03	\$252,500	1870	0	8	1986	3	6155	1	0	17842 85TH PL NE
2	770202	0090	7/22/03	\$313,000	1880	0	8	2003	3	4918	0	0	8024 NE 182ND PL
2	278070	0050	7/12/04	\$345,000	1920	0	8	2000	3	9812	0	0	18527 73RD AV NE
2	942790	0050	1/6/04	\$332,450	1930	0	8	2003	3	4516	0	0	18029 81ST AV NE
2	942790	0040	9/24/03	\$325,000	1970	0	8	2003	3	4540	0	0	8116 NE 179TH PL
2	866310	0200	4/29/04	\$390,000	1980	1980	8	1961	3	11100	1	0	20319 63RD AV NE
2	942790	0020	10/14/03	\$327,950	2010	0	8	2003	3	4668	0	0	18007 81ST AV NE
2	942790	0140	12/10/03	\$325,500	2010	0	8	2003	3	6350	0	0	18018 81ST AV NE
2	313730	0030	1/26/04	\$329,950	2030	0	8	2003	3	4796	0	0	7520 NE 201ST PL
2	313730	0080	12/12/03	\$327,450	2030	0	8	2003	3	5472	0	0	7552 NE 201ST PL
2	313730	0050	8/13/03	\$319,950	2030	0	8	2003	3	4796	0	0	7532 NE 201ST PL
2	942790	0160	12/8/03	\$343,700	2070	0	8	2003	3	5086	0	0	18000 81ST AV NE
2	942790	0030	1/22/04	\$328,950	2070	0	8	2003	3	4877	0	0	18027 81ST AV NE
2	942790	0080	11/12/03	\$332,650	2090	0	8	2003	3	4500	0	0	18030 81ST AV NE
2	011410	0701	8/27/04	\$277,500	2090	0	8	1978	3	18115	0	0	19004 73RD AV NE
2	942790	0060	10/23/03	\$346,500	2110	0	8	2003	3	4501	0	0	18031 81ST AV NE
2	942790	0070	3/18/04	\$341,950	2110	0	8	2003	3	4551	0	0	18033 81ST AV NE
2	011410	1047	5/10/03	\$308,000	2110	0	8	1998	3	9394	0	0	7507 NE 195TH ST
2	942790	0100	2/24/04	\$364,652	2130	0	8	2003	3	4818	0	0	18022 81ST AV NE
2	942790	0090	2/19/04	\$347,950	2130	0	8	2003	3	4596	0	0	18026 81ST AV NE
2	942790	0110	2/9/04	\$347,900	2130	0	8	2003	3	5911	0	0	18020 81ST AV NE
2	942790	0010	9/4/03	\$331,500	2130	0	8	2003	3	4536	0	0	8108 NE 179TH PL
2	011410	0406	3/30/04	\$250,000	2140	0	8	1978	3	9616	0	0	18921 73RD AV NE
2	856495	0160	5/24/04	\$357,696	2180	0	8	2003	3	4995	0	0	8507 NE 202ND WY
2	856495	0190	4/30/04	\$342,555	2180	0	8	2003	3	4777	0	0	8533 NE 202ND WY
2	856495	0100	1/28/04	\$338,790	2180	0	8	2003	3	5219	0	0	20112 84TH PL NE
2	856495	0150	11/12/03	\$336,100	2180	0	8	2003	3	4761	0	0	20137 85TH AV NE
2	856495	0030	5/21/04	\$356,344	2182	0	8	2003	3	5673	0	0	20135 84TH PL NE
2	770202	0110	3/23/04	\$335,000	2200	0	8	2003	3	4574	0	0	8020 NE 182ND PL
2	770202	0110	5/21/03	\$329,950	2200	0	8	2003	3	4574	0	0	8020 NE 182ND PL
2	770202	0020	4/22/03	\$329,950	2200	0	8	2003	3	5219	0	0	8015 NE 182ND PL

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**Area 38**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	770202	0010	6/4/03	\$324,950	2200	0	8	2003	3	5207	0	0	8009 NE 182ND PL
2	313730	0040	8/7/03	\$336,950	2280	0	8	2003	3	4796	0	0	7526 NE 201ST PL
2	313730	0070	8/27/03	\$336,950	2280	0	8	2003	3	5196	0	0	7546 NE 201ST PL
2	942790	0120	11/20/03	\$330,000	2290	0	8	2003	3	4794	0	0	18014 81ST AV NE
2	856495	0380	7/27/04	\$390,340	2300	0	8	2004	3	5560	0	0	8609 NE 201ST PL
2	011410	1073	4/12/04	\$349,950	2300	0	8	2003	3	6388	0	0	7914 NE 192ND ST
2	393850	0010	7/19/04	\$349,900	2310	0	8	1998	3	5000	0	0	18931 81ST AV NE
2	926927	0060	11/4/03	\$367,500	2320	0	8	1995	3	8219	0	0	8518 NE 176TH ST
2	393850	0030	8/27/04	\$359,900	2330	0	8	1998	3	4736	0	0	18922 81ST AV NE
2	011410	0313	6/8/04	\$412,500	2330	0	8	2003	3	7265	0	0	6903 NE 205TH ST
2	011410	1074	3/29/04	\$355,130	2350	0	8	2003	3	6563	0	0	7922 NE 192ND ST
2	856495	0260	6/11/04	\$365,220	2440	0	8	2003	3	4001	0	0	20125 85TH AV NE
2	856495	0210	6/10/04	\$450,494	2450	0	8	2003	3	4774	0	0	8524 NE 201ST PL
2	111260	0090	11/20/03	\$375,000	2450	0	8	1989	3	9005	0	0	6175 NE 195TH CT
2	856495	0390	6/15/04	\$393,300	2450	0	8	2003	3	5280	0	0	8615 NE 201ST PL
2	856495	0560	5/25/04	\$380,595	2450	0	8	2003	3	4384	0	0	8430 NE 202ND WY
2	856495	0070	2/20/04	\$368,336	2450	0	8	2003	3	4592	0	0	20111 84TH PL NE
2	856495	0110	4/26/04	\$364,606	2450	0	8	2003	3	4871	0	0	20118 84TH PL NE
2	856495	0170	4/21/04	\$432,040	2470	0	8	2003	3	5594	0	0	8513 NE 202ND WY
2	856495	0290	7/1/04	\$391,986	2470	0	8	2003	3	6413	0	0	20107 85TH AV NE
2	856495	0140	8/26/04	\$389,000	2470	0	8	2003	3	5746	0	0	20140 84TH PL NE
2	856495	0140	12/26/03	\$363,813	2470	0	8	2003	3	5746	0	0	20140 84TH PL NE
2	770202	0050	11/11/03	\$339,950	2500	0	8	2003	3	6362	0	0	8033 NE 182ND PL
2	770202	0070	7/29/03	\$364,950	2520	0	8	2003	3	5328	0	0	8039 NE 182ND PL
2	770202	0040	8/29/03	\$359,950	2520	0	8	2003	3	6334	0	0	8031 NE 182ND PL
2	770202	0100	9/29/03	\$359,950	2520	0	8	2003	3	4662	0	0	8022 NE 182ND PL
2	011410	0315	4/12/04	\$425,000	2560	0	8	2003	3	9728	0	0	6904 NE 204TH ST
2	770202	0130	8/26/03	\$344,950	2580	0	8	2003	3	4511	0	0	8012 NE 182ND PL
2	770202	0140	1/2/04	\$334,000	2580	0	8	2003	3	4561	0	0	8008 NE 182ND PL
2	770202	0120	9/22/03	\$359,950	2590	0	8	2003	3	5465	0	0	8016 NE 182ND PL
2	770202	0060	7/17/03	\$358,000	2590	0	8	2003	3	5920	0	0	8035 NE 182ND PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 38**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	770202	0030	11/4/03	\$359,950	2590	0	8	2003	3	6394	0	0	8127 NE 182ND PL
2	770202	0080	5/28/03	\$359,950	2590	0	8	2003	3	6431	0	0	8041 NE 182ND PL
2	011410	0316	5/26/04	\$426,000	2620	0	8	2003	3	9763	0	0	6907 NE 205TH ST
2	856495	0200	3/27/04	\$435,938	2710	0	8	2003	3	5678	0	0	8539 NE 202ND WY
2	856495	0510	7/15/04	\$424,083	2710	0	8	2003	3	6299	0	0	8528 NE 202ND WY
2	856495	0010	12/26/03	\$417,580	2710	0	8	2003	3	6318	0	0	20203 84TH PL NE
2	011410	0304	3/15/04	\$400,000	2800	0	8	2003	3	21370	0	0	7022 NE 204TH ST
2	856495	0060	3/1/04	\$380,460	2800	0	8	2003	3	4592	0	0	20117 84TH PL NE
2	856495	0310	8/25/04	\$449,072	2810	0	8	2003	3	4528	0	0	8509 NE 201ST PL
2	856495	0250	6/2/04	\$408,518	2810	0	8	2003	3	4932	0	0	20131 85TH AV NE
2	856495	0040	1/26/04	\$385,975	2810	0	8	2003	3	4101	0	0	20129 84TH PL NE
2	856495	0130	2/10/04	\$382,518	2810	0	8	2003	3	4876	0	0	20132 84TH PL NE
2	856495	0050	4/1/04	\$393,161	2820	0	8	2003	3	4100	0	0	20123 84TH PL NE
2	856495	0180	3/22/04	\$383,050	2820	0	8	2003	3	5383	0	0	8521 NE 202ND WY
2	856495	0330	8/13/04	\$445,511	2830	0	8	2004	3	4800	0	0	8523 NE 201ST ST
2	856495	0320	7/15/04	\$459,241	3050	0	8	2003	3	4000	0	0	8515 NE 201ST PL
2	856495	0020	11/18/03	\$430,794	3060	0	8	2003	3	6027	0	0	20141 84TH PL NE
2	856495	0220	4/12/04	\$409,430	3060	0	8	2003	3	6446	0	0	8516 NE 201ST PL
2	856495	0120	10/20/03	\$405,082	3070	0	8	2003	3	4919	0	0	20124 84TH PL NE
2	929550	0210	8/25/03	\$393,000	2370	0	9	1999	3	7493	0	0	19222 86TH PL NE
2	929550	0190	3/24/03	\$410,000	2530	0	9	1999	3	8358	0	0	19214 86TH PL NE
2	929550	0080	4/14/04	\$419,835	2540	0	9	1999	3	7497	0	0	8417 NE 193RD ST
2	072605	9018	7/15/03	\$435,000	3470	0	9	2003	3	7879	0	0	17655 86TH AV NE
2	929510	0270	8/17/04	\$535,000	2260	1140	10	2004	3	5212	0	0	8220 NE 187TH ST
2	929510	0280	10/6/04	\$529,950	2450	1000	10	2004	3	4822	0	0	8218 NE 187TH ST
2	929510	0290	12/3/04	\$500,000	2630	960	10	2004	3	4198	0	0	8216 NE 187TH ST
2	929510	0250	9/15/04	\$565,000	2770	1130	10	2004	3	5481	0	0	8224 NE 187TH ST
2	929510	0190	11/2/04	\$575,000	2870	540	10	2004	3	8012	1	0	8310 NE 187TH ST
2	929510	0300	5/24/04	\$525,000	2870	540	10	2004	3	4919	0	0	18724 82ND AV NE
2	929510	0090	5/24/04	\$520,000	2900	1200	10	2004	3	5078	1	0	8327 NE 187TH ST
2	929510	0020	6/8/04	\$629,900	3050	980	10	2004	3	6716	1	0	8225 NE 187TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 38**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	929510	0310	9/27/04	\$565,000	3050	980	10	2004	3	5496	0	0	18726 82ND AV NE
2	929510	0080	5/12/04	\$644,500	3060	640	10	2004	3	5233	1	0	8325 NE 187TH ST
2	929510	0060	4/9/04	\$640,000	3090	1400	10	2004	3	8024	1	0	8321 NE 187TH ST
2	929510	0260	11/9/04	\$600,000	3110	980	10	2004	3	5580	0	0	8222 NE 187TH ST
2	929510	0220	7/29/04	\$562,500	3350	0	10	2004	3	5488	1	0	8302 NE 187TH ST
2	929510	0320	6/25/04	\$580,000	3390	1010	10	2004	3	6072	0	0	18728 82ND AV NE
2	929510	0030	12/23/03	\$640,000	3610	850	10	2004	3	6930	1	0	8315 NE 187TH ST
2	929510	0230	2/23/04	\$575,950	3610	850	10	2004	3	6784	0	0	8230 NE 187TH ST
2	929510	0040	6/11/04	\$712,000	3620	1240	10	2003	3	5518	1	0	8317 NE 187TH ST
2	929510	0180	5/13/04	\$639,950	3740	500	10	2004	3	5582	1	0	8320 NE 187TH ST
2	929510	0240	11/2/04	\$649,000	3760	740	10	2004	3	7029	0	0	8228 NE 187TH ST
2	929510	0200	7/22/04	\$670,000	3950	260	10	2004	3	8426	1	0	8308 NE 187TH WY
2	929510	0110	9/24/03	\$725,000	3030	1250	11	2003	3	9234	1	0	8344 NE 187TH WY
2	929510	0050	7/31/03	\$653,000	3030	1240	11	2003	3	7657	1	0	8319 NE 187TH WY
2	929510	0120	12/8/03	\$627,350	3090	1400	11	2004	3	8225	1	0	8342 NE 187TH ST
2	929510	0210	10/29/03	\$585,000	3120	760	11	2003	3	6495	1	0	8304 NE 187TH WY
2	929510	0170	7/23/04	\$590,000	3400	0	11	2003	3	6208	1	0	8326 NE 187TH WY
2	929510	0070	4/28/04	\$753,596	3690	1500	11	2004	3	7802	1	0	8323 NE 187TH ST
3	082605	9092	10/13/03	\$176,500	760	0	6	1918	3	6200	0	0	17520 EASON AV
3	563450	0380	9/13/04	\$275,000	1350	0	6	1930	3	42329	0	0	8221 NE 166TH ST
3	188700	0080	6/10/04	\$259,400	1030	580	7	1971	3	14100	0	0	8827 NE 161ST PL
3	563450	0373	7/1/03	\$224,900	1060	440	7	1960	4	13001	0	0	16504 SIMONDS RD NE
3	563450	0540	7/23/04	\$305,000	1061	0	7	1989	3	63145	0	0	8233 NE 169TH ST
3	563450	0583	10/8/03	\$245,000	1080	0	7	1982	3	11111	0	0	8121 NE 169TH ST
3	357860	0178	4/23/04	\$270,000	1130	1130	7	1960	3	10800	0	0	8629 NE 157TH ST
3	563450	0966	11/22/04	\$335,950	1210	670	7	2002	3	6373	0	0	7116 NE 170TH ST
3	701800	0180	4/27/04	\$269,950	1220	0	7	1976	3	9600	0	0	8613 NE 169TH PL
3	563450	0951	1/12/04	\$230,000	1270	0	7	1952	3	9600	0	0	17004 72ND AV NE
3	701800	0300	7/16/04	\$310,000	1280	730	7	1975	3	16600	0	0	8429 NE 169TH ST
3	188700	0010	6/30/04	\$260,000	1280	0	7	1963	3	13000	0	0	8806 NE 161ST PL
3	701800	0090	10/14/03	\$265,000	1320	810	7	1966	3	9400	0	0	8430 NE 169TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 38**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	701800	0290	6/20/03	\$309,000	1330	1250	7	1976	3	14000	0	0	8601 NE 169TH ST
3	563450	0529	4/7/03	\$285,000	1370	620	7	1981	3	10360	0	0	8329 NE 169TH ST
3	701800	0380	9/10/03	\$319,950	1380	850	7	1979	3	16000	0	0	8430 NE 169TH ST
3	620420	0020	7/29/04	\$284,950	1450	0	7	1986	3	6824	0	0	14510 104TH AV NE
3	249980	0070	5/20/03	\$282,000	1480	0	7	1965	4	12742	1	0	10405 NE 168TH ST
3	701800	0110	8/18/03	\$302,500	1580	180	7	1966	4	10200	0	0	8442 NE 169TH PL
3	082605	9279	4/7/03	\$375,000	1970	0	7	1923	4	71438	0	0	16504 112TH PL NE
3	701800	0080	6/9/03	\$288,000	2050	0	7	1962	3	12100	0	0	8424 NE 169TH PL
3	689999	0120	8/13/03	\$357,000	1020	930	8	1987	3	11658	1	0	17400 102ND AV NE
3	176280	0080	8/28/03	\$329,950	1140	550	8	2003	3	5665	0	0	16320 SIMONDS RD NE
3	620420	0590	8/20/03	\$301,500	1150	310	8	1985	3	5763	0	0	14521 104TH AV NE
3	620420	0070	1/1/05	\$275,950	1200	0	8	1986	3	8291	0	0	14610 104TH AV NE
3	620420	0110	4/9/03	\$290,000	1250	380	8	1985	3	7445	0	0	14628 104TH AV NE
3	620400	0090	8/23/04	\$347,500	1270	0	8	1967	3	11920	0	0	16820 105TH AV NE
3	701800	0360	8/25/04	\$360,000	1500	1000	8	1979	3	24400	0	0	8404 NE 169TH ST
3	620400	0070	11/24/03	\$410,000	1510	360	8	1983	3	8142	0	0	16806 105TH AV NE
3	176280	0060	4/28/04	\$305,000	1550	0	8	2002	3	3046	0	0	8233 NE 163RD PL
3	563450	0415	8/17/04	\$315,000	1710	0	8	1996	3	12677	0	0	8007 NE 169TH ST
3	103610	0020	11/18/03	\$335,000	1760	0	8	1993	3	8681	0	0	11112 NE 157TH PL
3	752547	0030	8/5/03	\$399,000	1770	0	8	1982	3	22305	0	0	16928 84TH AV NE
3	176280	0030	4/23/04	\$353,000	1810	520	8	2004	3	2517	0	0	8315 NE 163RD PL
3	176280	0040	4/1/04	\$349,000	1810	520	8	2004	3	2354	0	0	8313 NE 163RD PL
3	885410	0290	5/9/03	\$338,000	1860	0	8	1985	3	13545	0	0	9419 ODIN WY
3	103610	0100	7/26/04	\$346,000	1900	0	8	1993	3	7984	0	0	15772 111TH AV NE
3	176280	0070	8/23/04	\$349,950	1910	0	8	2002	3	3047	0	0	8233 NE 163RD PL
3	176280	0050	2/15/03	\$378,000	1910	590	8	2002	3	3658	0	0	8305 NE 163RD PL
3	664102	0070	2/24/03	\$339,950	1980	0	8	1996	3	7253	0	0	8840 NE 160TH PL
3	620420	0310	7/19/04	\$341,000	2000	0	8	1984	3	11130	0	0	15021 104TH AV NE
3	664102	0170	2/24/03	\$338,000	2040	0	8	1996	3	6333	0	0	9029 NE 160TH PL
3	734050	0150	7/23/03	\$340,000	2100	0	8	2000	3	6610	0	0	17303 106TH PL NE
3	664102	0190	7/29/04	\$365,500	2118	0	8	1996	3	6040	0	0	9017 NE 160TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 38**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	108880	0400	2/24/03	\$384,000	2130	0	8	1991	3	9635	0	0	10407 NE 152ND PL
3	563450	0396	9/23/04	\$365,000	2130	0	8	2002	3	11003	0	0	8311 NE 166TH ST
3	620410	0220	9/15/03	\$369,000	2230	0	8	1988	3	11977	0	0	10930 NE 157TH ST
3	620410	0330	6/18/03	\$387,500	2230	0	8	1988	3	23361	0	0	10810 NE 157TH ST
3	885410	0220	5/20/04	\$426,000	2240	810	8	1990	3	11600	0	0	16130 VALHALLA DR
3	620410	0140	9/22/04	\$389,000	2250	0	8	1987	3	8975	0	0	11013 NE 157TH ST
3	734050	0060	4/11/03	\$382,950	2270	0	8	2000	3	6600	0	0	17316 107TH PL NE
3	357860	0202	6/14/04	\$406,500	2290	0	8	2004	3	10464	0	0	16017 88TH AV NE
3	182605	9120	9/30/04	\$472,000	2420	0	8	2004	3	9601	0	0	15416 WAYNITA WY NE
3	182605	9023	10/13/04	\$469,950	2450	0	8	2004	3	9622	0	0	15420 WAYNITA WY NE
3	664102	0090	11/29/04	\$418,500	2566	0	8	1996	3	6917	0	0	9004 NE 160TH PL
3	103610	0080	8/12/03	\$390,000	2580	0	8	1992	3	8100	0	0	15756 111TH AV NE
3	620410	0170	8/9/04	\$426,000	2700	0	8	1988	3	10763	0	0	10919 NE 157TH ST
3	734050	0110	4/11/03	\$402,500	2760	0	8	2001	3	7142	0	0	10625 NE 173RD PL
3	357860	0201	3/4/04	\$420,000	2860	0	8	2004	3	5576	0	0	16023 88TH AV NE
3	734050	0270	11/29/04	\$444,950	2940	0	8	2000	3	6000	0	0	10616 NE 173RD PL
3	103610	0200	7/2/03	\$432,000	2950	0	8	1994	3	9309	0	0	15745 111TH AV NE
3	357860	0032	9/23/04	\$475,000	3080	0	8	2001	3	8715	0	0	16106 84TH AV NE
3	108970	0160	2/16/04	\$445,000	1729	828	9	1995	3	9103	0	0	14907 102ND AV NE
3	020051	0290	4/2/03	\$333,000	1800	0	9	1989	3	7964	0	0	9208 NE 155TH ST
3	020050	0250	3/29/04	\$370,000	1930	0	9	1989	3	6346	0	0	15001 92ND PL NE
3	885410	0080	8/26/04	\$435,000	1940	800	9	1963	3	12192	0	0	9340 ODIN WY
3	108880	0680	10/6/04	\$415,000	1970	0	9	1995	3	18590	0	0	10311 NE 156TH PL
3	072605	9409	8/11/04	\$625,000	2000	0	9	1977	4	16717	1	1	9004 NE 170TH ST
3	020050	0140	7/13/04	\$413,000	2170	0	9	1988	3	8027	0	0	9107 NE 151ST ST
3	755690	0100	2/6/04	\$410,000	2170	0	9	1988	3	37597	0	0	11004 NE 164TH PL
3	020052	0220	8/20/04	\$429,050	2210	0	9	1991	3	9571	0	0	9011 NE 151ST ST
3	108880	0450	5/9/04	\$469,950	2230	0	9	1995	3	11246	0	0	10408 NE 152ND PL
3	108880	0060	10/27/04	\$480,000	2270	0	9	1990	3	9600	0	0	10021 NE 153RD ST
3	417860	0150	5/18/03	\$359,900	2300	0	9	1994	3	15093	0	0	11157 NE 160TH PL
3	020045	0130	9/13/04	\$575,000	2310	2250	9	1998	3	20343	0	0	15516 91ST PL NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 38**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	885400	0310	9/11/03	\$469,900	2330	1370	9	1962	4	12000	0	0	9505 VALHALLA WY
3	020050	0670	10/20/03	\$369,950	2340	0	9	1989	3	8111	0	0	9132 NE 151ST ST
3	320490	0060	3/13/03	\$449,950	2370	670	9	2001	3	17413	0	0	17120 109TH PL NE
3	108880	0270	8/21/03	\$434,300	2391	0	9	1991	3	11918	0	0	10209 NE 151ST ST
3	108880	0660	2/21/03	\$475,000	2400	620	9	1997	3	9610	0	0	10203 NE 156TH PL
3	320490	0040	7/24/03	\$450,000	2402	0	9	2001	3	10973	0	0	17127 109TH PL NE
3	108970	0050	9/8/03	\$418,000	2404	0	9	1996	3	10352	0	0	14818 102ND AV NE
3	108880	0050	6/14/03	\$427,500	2430	0	9	1994	3	9600	0	0	10017 NE 153RD ST
3	020050	0280	6/18/03	\$349,950	2450	0	9	1989	3	7041	0	0	15014 92ND PL NE
3	020050	0530	8/4/03	\$391,000	2470	0	9	1989	3	12943	1	0	15214 93RD PL NE
3	020045	0080	8/11/04	\$433,500	2500	0	9	1996	3	9652	0	0	9203 NE 155TH ST
3	108880	0890	8/26/03	\$467,500	2500	710	9	1992	3	10942	0	0	15521 101ST PL NE
3	108880	0140	5/25/04	\$515,000	2510	0	9	1990	3	9633	0	0	15203 102ND AV NE
3	020050	0350	8/14/03	\$391,000	2520	0	9	1988	3	8140	0	0	15025 93RD PL NE
3	664103	0020	8/26/03	\$489,000	2520	740	9	2003	3	7364	0	0	9110 NE 160TH PL
3	664103	0010	5/7/03	\$483,000	2520	740	9	2003	3	8117	0	0	9102 NE 160TH PL
3	020050	0520	6/8/04	\$419,000	2530	0	9	1989	3	11674	1	0	15208 93RD PL NE
3	108881	0090	11/30/04	\$479,950	2550	0	9	1994	3	9601	0	0	15709 99TH AV NE
3	020050	0420	5/27/04	\$410,000	2560	0	9	1989	3	9287	1	0	15014 93RD PL NE
3	320490	0030	6/30/03	\$442,000	2570	0	9	2001	3	9688	0	0	17135 109TH PL NE
3	689999	0270	7/9/04	\$539,000	2610	0	9	1987	3	15427	1	0	17101 102ND AV NE
3	689999	0270	4/16/04	\$480,000	2610	0	9	1987	3	15427	1	0	17101 102ND AV NE
3	020051	0300	7/19/04	\$443,000	2630	0	9	1990	3	6972	0	0	9202 NE 155TH ST
3	020051	0110	2/28/03	\$415,000	2630	0	9	1989	3	14612	1	0	15610 93RD CT NE
3	108880	0720	4/11/03	\$450,000	2630	0	9	1991	3	12311	0	0	10218 NE 156TH PL
3	188700	0020	5/8/03	\$551,200	2660	1240	9	1999	3	13000	0	0	8816 NE 161ST PL
3	020050	0600	4/13/04	\$390,000	2680	0	9	1989	3	8214	0	0	15207 93RD PL NE
3	020051	0620	6/25/04	\$432,000	2690	0	9	1989	3	8855	0	0	15407 93RD PL NE
3	563450	0695	3/17/03	\$605,000	2690	0	9	1989	3	30030	1	1	8006 NE 169TH PL
3	020051	0310	7/19/04	\$441,500	2710	0	9	1989	3	10015	0	0	9205 NE 155TH ST
3	417860	0050	1/15/04	\$390,000	2720	0	9	1993	3	12523	0	0	11120 NE 160TH PL

***Improved Sales Used in this Annual Update Analysis***  
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	108970	0110	1/27/04	\$427,000	2722	0	9	1996	3	11357	0	0	14719 102ND AV NE
3	108970	0130	5/24/04	\$448,000	2730	0	9	1995	3	9616	0	0	14809 102ND AV NE
3	020050	0590	2/11/04	\$380,000	2740	0	9	1989	3	7683	0	0	15213 93RD PL NE
3	108881	0220	6/1/04	\$478,950	2750	0	9	1993	3	9600	0	0	9907 NE 155TH ST
3	108881	0220	9/26/03	\$423,500	2750	0	9	1993	3	9600	0	0	9907 NE 155TH ST
3	108881	0080	6/25/03	\$435,000	2770	0	9	1994	3	9601	0	0	15705 99TH AV NE
3	020050	0330	2/12/04	\$398,000	2790	0	9	1989	3	6353	0	0	15037 93RD PL NE
3	020051	0230	3/8/04	\$411,000	2800	0	9	1990	3	13409	1	0	15610 92ND CT NE
3	320490	0010	3/11/04	\$450,000	2800	0	9	2001	3	10603	0	0	17219 109TH PL NE
3	320490	0050	2/4/03	\$432,000	2800	0	9	2001	3	11136	0	0	17119 109TH PL NE
3	885400	0040	9/20/04	\$487,000	2850	1600	9	1969	3	11880	0	0	9320 VALHALLA WY
3	020052	0200	7/15/04	\$451,500	2860	0	9	1991	3	8717	0	0	8921 NE 151ST ST
3	320490	0090	9/3/04	\$469,950	2870	0	9	2000	3	9816	0	0	17216 109TH PL NE
3	664103	0060	1/28/03	\$460,000	2890	0	9	2002	3	9378	0	0	9142 NE 160TH ST
3	664103	0030	10/1/04	\$499,950	2950	0	9	2001	3	10551	0	0	9118 NE 160TH PL
3	108880	0280	12/11/03	\$449,950	3090	0	9	1995	3	9948	0	0	10203 NE 151ST ST
3	664103	0050	9/23/03	\$477,000	3110	0	9	2002	3	8074	0	0	9134 NE 160TH PL
3	664103	0150	4/1/04	\$477,265	3110	0	9	2003	3	7850	0	0	9127 NE 160TH PL
3	664103	0140	1/23/04	\$509,950	3320	0	9	2003	3	8086	0	0	9101 NE 160TH PL
3	108880	1190	6/10/04	\$590,000	2230	1010	10	1995	3	10325	0	0	15211 103RD AV NE
3	108880	1090	10/25/04	\$490,000	2410	0	10	1991	3	10910	0	0	15515 102ND AV NE
3	108880	0860	7/3/03	\$449,950	2410	0	10	1991	3	10791	0	0	15527 101ST PL NE
3	563450	0696	4/12/04	\$620,000	2450	540	10	2000	3	12586	0	0	8009 NE 169TH PL
3	108880	0110	6/25/03	\$420,000	2460	0	10	1990	3	9600	0	0	10121 NE 153RD ST
3	108880	1120	5/20/04	\$470,000	2560	0	10	1990	3	9600	0	0	15411 102ND AV NE
3	108880	0190	3/16/04	\$479,000	2640	0	10	1991	3	10785	0	0	15027 102ND AV NE
3	108880	1260	2/18/04	\$489,950	2660	0	10	1990	3	9600	0	0	10204 NE 151ST ST
3	108881	0160	6/4/03	\$464,000	2820	0	10	1990	3	10120	0	0	15605 100TH PL NE
3	417860	0060	7/29/03	\$480,000	2830	0	10	1993	3	14019	0	0	11112 NE 160TH PL
3	108880	0810	7/30/03	\$500,000	2870	0	10	1992	3	10090	0	0	10110 NE 155TH PL
3	108880	0350	8/9/04	\$495,000	2900	0	10	1992	3	10571	0	0	10410 NE 151ST PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	108881	0060	9/26/04	\$567,000	3020	750	10	1993	3	9601	0	0	9908 NE 157TH ST
3	108881	0010	6/9/03	\$505,000	3130	0	10	1990	3	9300	0	0	10008 NE 155TH ST
3	108880	0490	3/10/04	\$625,000	3150	0	10	2003	3	9601	0	0	10325 NE 153RD PL
3	108880	1230	3/16/04	\$482,000	3170	0	10	1991	3	9600	0	0	15111 103RD AV NE
3	108881	0050	8/5/04	\$520,000	3370	70	10	1992	3	9620	0	0	9914 NE 157TH ST
3	172605	9086	12/28/04	\$630,000	3500	1000	10	1970	3	20037	0	0	15504 104TH AV NE
3	172605	9139	6/9/03	\$831,000	4130	0	10	2003	3	28299	0	0	16450 108TH AV NE
3	172605	9137	6/3/04	\$925,000	4480	0	10	2003	3	40904	0	0	16458 108TH AV NE
3	172605	9134	6/9/03	\$775,000	2830	0	11	2001	3	56628	0	0	10618 NE 155TH PL
4	956780	0455	2/23/04	\$180,000	700	0	6	1940	3	8204	0	0	10121 NE 190TH ST
4	052605	9128	6/4/04	\$206,000	770	0	6	1952	4	8250	0	0	19019 104TH AV NE
4	052605	9103	11/17/03	\$237,000	990	0	6	1953	5	15120	0	0	19118 101ST PL NE
4	034850	0010	6/14/03	\$195,000	1010	0	6	1968	3	9788	0	0	19610 100TH AV NE
4	082605	9132	9/8/03	\$237,500	1030	780	6	1933	4	11759	0	0	10703 SUNRISE DR
4	062605	9310	5/29/03	\$233,500	1090	0	6	1947	3	11300	0	0	9822 NE 200TH ST
4	091000	0105	7/14/04	\$248,000	1280	0	6	1900	4	8400	0	0	10504 NE 187TH ST
4	323520	0110	10/27/03	\$238,000	860	860	7	1972	3	8401	0	0	10133 NE 202ND ST
4	377530	0250	6/16/04	\$269,950	960	540	7	1962	3	9600	0	0	20015 96TH AV NE
4	152480	0010	3/24/04	\$227,000	960	0	7	1957	3	10800	0	0	9715 NE 200TH ST
4	572000	0450	12/23/03	\$228,000	980	0	7	1959	3	14017	0	0	8820 NE 186TH PL
4	072605	9149	8/9/04	\$208,000	980	0	7	1959	3	12000	0	0	9231 NE 180TH ST
4	605760	0090	9/3/04	\$258,000	1000	0	7	1953	3	6800	0	0	10618 VALLEY VIEW ST
4	794200	0040	5/27/04	\$260,000	1010	720	7	1967	3	8416	0	0	10420 NE 189TH ST
4	525520	0010	9/5/03	\$235,000	1060	0	7	1961	3	9600	0	0	19402 108TH AV NE
4	280680	0070	5/29/03	\$244,950	1080	420	7	1977	3	6946	0	0	9906 NE 204TH PL
4	551860	0025	3/23/04	\$232,000	1090	0	7	1958	3	12207	0	0	19032 103RD AV NE
4	377530	0040	5/13/03	\$257,900	1090	700	7	1965	3	10480	0	0	20029 95TH PL NE
4	551860	0025	1/28/03	\$221,000	1090	0	7	1958	3	12207	0	0	19032 103RD AV NE
4	213800	0170	2/4/03	\$234,950	1090	640	7	1962	3	8120	0	0	18416 92ND AV NE
4	072605	9392	8/13/03	\$248,500	1090	600	7	1967	3	10640	0	0	9310 NE 183RD ST
4	280680	0060	5/19/04	\$300,000	1100	300	7	1977	3	9017	0	0	9910 NE 204TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	551960	0025	7/3/03	\$255,000	1110	180	7	1947	4	10421	0	0	10422 NE 187TH ST
4	323521	0220	5/2/03	\$240,000	1110	1110	7	1973	3	9300	0	0	20205 103RD AV NE
4	224800	0080	2/11/04	\$279,950	1120	420	7	1961	3	7947	0	0	9215 NE 183RD ST
4	390610	0040	3/22/03	\$207,600	1120	0	7	1963	3	6230	0	0	10527 BEARDSLEE BL
4	572000	0030	4/21/03	\$216,900	1130	0	7	1960	3	8508	0	0	8817 NE 190TH ST
4	323520	0080	9/10/03	\$272,000	1140	380	7	1972	3	8401	0	0	10136 NE 202ND ST
4	052605	9225	10/25/04	\$280,000	1140	840	7	1977	3	6717	0	0	10143 NE 198TH ST
4	816440	0060	5/11/04	\$345,000	1150	1150	7	1956	4	26000	0	0	11004 CIRCLE DR
4	052605	9008	8/27/03	\$228,000	1150	0	7	1947	3	12741	0	0	19714 100TH AV NE
4	323522	0110	3/31/04	\$245,000	1160	0	7	1976	3	13987	0	0	10142 NE 204TH ST
4	439850	0031	2/9/04	\$232,000	1170	0	7	1957	3	9830	0	0	9040 NE 178TH ST
4	091000	0110	11/24/03	\$244,000	1180	640	7	1951	3	7443	0	0	10515 NE 189TH ST
4	323522	0180	2/4/04	\$243,900	1190	400	7	1976	3	9905	0	0	10041 NE 204TH ST
4	605770	0010	4/28/03	\$350,000	1200	1200	7	1975	3	8200	0	0	10706 BEARDSLEE PL
4	377530	0210	7/28/04	\$240,000	1200	0	7	1962	3	9600	0	0	20043 96TH AV NE
4	949210	0180	11/2/04	\$248,000	1230	0	7	1966	3	8340	0	0	19304 92ND AV NE
4	949210	0090	7/7/03	\$232,500	1230	0	7	1966	3	9485	0	0	9239 NE 193RD ST
4	769780	0280	5/19/03	\$258,950	1230	330	7	1981	3	8869	0	0	20243 108TH AV NE
4	551960	0030	8/25/04	\$295,000	1240	180	7	1949	3	14816	0	0	10414 NE 187TH ST
4	809730	0150	4/16/04	\$262,000	1240	0	7	1962	4	8400	0	0	10105 NE 200TH ST
4	379800	0080	9/10/04	\$307,000	1250	1120	7	1956	3	10032	0	0	10701 NE 187TH ST
4	551860	0005	11/21/03	\$295,000	1250	1080	7	1955	3	12521	0	0	19037 104TH AV NE
4	379800	0006	7/25/03	\$265,000	1250	1250	7	1955	3	10032	0	0	10411 NE 187TH ST
4	949320	0010	1/9/03	\$222,400	1270	0	7	1955	3	8400	0	0	10618 SUNRISE DR
4	213800	0100	9/22/04	\$219,950	1270	0	7	1965	3	10335	0	0	9310 NE 184TH PL
4	525500	0150	6/21/04	\$287,000	1280	750	7	1960	3	8640	0	0	10625 NE 193RD ST
4	379800	0185	11/8/04	\$242,500	1280	780	7	1959	3	8360	0	0	18504 104TH AV NE
4	949320	0005	4/19/04	\$200,000	1280	0	7	1955	3	8400	0	0	10612 SUNRISE DR
4	052605	9150	7/22/04	\$284,500	1300	0	7	1962	3	15874	0	0	19110 101ST PL NE
4	184280	0050	11/19/04	\$256,000	1300	0	7	1985	3	8869	0	0	18010 89TH PL NE
4	525520	0260	7/3/03	\$270,000	1300	620	7	1969	4	8361	0	0	10710 NE 195TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	525500	0090	7/29/03	\$252,000	1300	800	7	1959	3	8400	0	0	19027 108TH AV NE
4	379800	0120	4/22/04	\$247,500	1310	0	7	1959	3	8494	0	0	18604 105TH AV NE
4	525500	0280	12/28/04	\$339,900	1320	1240	7	1959	3	7900	0	0	19105 107TH PL NE
4	280680	0260	6/30/04	\$320,000	1320	570	7	1977	3	7200	0	0	9703 NE 204TH PL
4	280680	0170	7/25/03	\$267,950	1320	980	7	1977	3	7382	0	0	9704 NE 204TH PL
4	062605	9185	10/7/03	\$254,950	1320	640	7	1957	3	28249	0	0	18616 92ND AV NE
4	072605	9273	7/24/03	\$232,000	1320	670	7	1977	3	8400	0	0	9211 NE 180TH ST
4	280680	0110	11/11/03	\$289,950	1330	520	7	1978	3	7811	0	0	9818 NE 204TH PL
4	605760	0080	5/7/04	\$245,500	1340	0	7	1958	3	7000	0	0	10528 VALLEY VIEW ST
4	062605	9119	11/12/03	\$259,800	1350	0	7	1973	3	12341	0	0	9325 NE 191ST ST
4	280690	0080	4/12/04	\$309,000	1360	920	7	1978	3	8884	0	0	20307 97TH AV NE
4	809730	0010	9/3/03	\$239,000	1370	0	7	1961	3	8444	0	0	10004 NE 200TH ST
4	052605	9126	11/5/04	\$238,500	1370	0	7	1951	3	12000	0	0	20206 100TH AV NE
4	551880	0050	3/21/03	\$285,000	1390	1060	7	1961	3	10946	0	0	18707 108TH AV NE
4	512890	0060	5/14/03	\$231,000	1390	0	7	1983	3	11722	0	0	9814 NE 202ND ST
4	091000	0044	5/29/03	\$293,500	1400	810	7	1950	4	23629	0	0	10508 NE 189TH ST
4	298800	0110	12/8/03	\$205,500	1400	0	7	1960	3	8400	0	0	17926 91ST PL NE
4	052605	9111	7/28/04	\$306,000	1410	800	7	1953	3	13509	0	0	19103 103RD AV NE
4	551960	0020	7/7/04	\$305,000	1410	550	7	1949	5	10044	0	0	10430 NE 187TH ST
4	280680	0220	1/28/03	\$254,000	1430	420	7	1977	3	8574	0	0	9605 NE 204TH PL
4	949210	0070	7/16/04	\$269,000	1440	0	7	1964	3	8700	0	0	9233 NE 193RD ST
4	949200	0080	7/1/03	\$235,000	1440	0	7	1964	3	8400	0	0	9227 NE 192ND ST
4	062605	9144	5/18/04	\$315,000	1480	0	7	1954	5	31715	0	0	18519 94TH AV NE
4	605760	0065	9/20/04	\$270,000	1500	0	7	1954	3	6900	0	0	10512 VALLEY VIEW ST
4	949210	0050	5/25/04	\$249,500	1550	0	7	1965	3	9306	0	0	9223 NE 193RD ST
4	146000	0070	6/2/04	\$300,450	1620	0	7	1987	3	10622	0	0	20024 99TH CT NE
4	816440	0010	7/27/04	\$354,950	1640	0	7	1969	3	14200	0	0	17910 CIRCLE DR
4	512890	0110	6/4/04	\$298,500	1650	0	7	1980	3	9103	0	0	9825 NE 202ND ST
4	377530	0050	8/25/04	\$256,000	1660	0	7	1965	3	11296	0	0	20037 95TH PL NE
4	525500	0130	4/24/03	\$242,000	1670	0	7	1959	3	9190	0	0	10713 NE 193RD ST
4	949200	0150	2/24/04	\$262,500	1680	0	7	1965	3	8580	0	0	9228 NE 192ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	255750	0110	10/7/04	\$299,500	1690	0	7	1980	3	14850	0	0	19833 95TH AV NE
4	184280	0060	12/10/04	\$346,000	1710	0	7	1985	3	9003	0	0	8912 NE 180TH ST
4	390610	0005	6/4/04	\$285,000	1730	0	7	1959	3	8500	0	0	10621 BEARDSLEE BL
4	934380	0020	2/19/04	\$290,000	1740	0	7	1988	3	13051	0	0	10408 NE 190TH ST
4	512890	0070	3/7/03	\$250,000	1740	0	7	1983	3	11589	0	0	9810 NE 202ND ST
4	280690	0030	8/23/04	\$248,000	1750	0	7	1978	3	8269	0	0	20305 98TH AV NE
4	525530	0060	11/4/03	\$269,900	1780	0	7	1962	4	8741	0	0	10507 NE 194TH ST
4	379800	0070	6/1/04	\$293,450	1850	660	7	1959	3	10032	0	0	10519 NE 187TH ST
4	816440	0050	2/23/04	\$288,000	1930	0	7	1971	5	13500	0	0	10924 CIRCLE DR
4	525500	0190	3/29/04	\$290,000	1950	0	7	1963	3	8400	0	0	19116 106TH AV NE
4	525500	0200	8/26/03	\$265,000	1950	0	7	1961	3	8400	0	0	19110 106TH AV NE
4	144400	0020	12/3/03	\$289,950	1970	0	7	1978	3	8401	0	0	9615 NE 201ST ST
4	525500	0110	6/22/04	\$305,700	1970	590	7	1959	3	8400	0	0	19111 108TH AV NE
4	525500	0080	5/21/03	\$250,000	1970	0	7	1959	3	8400	0	0	19021 108TH AV NE
4	525500	0400	10/29/04	\$349,950	1990	300	7	1959	3	9000	0	0	19022 108TH AV NE
4	525520	0130	6/24/04	\$280,000	2080	0	7	1964	3	8325	0	0	10625 NE 195TH ST
4	926926	0070	11/12/03	\$340,000	2160	0	7	1999	3	4229	0	0	17373 92ND AV NE
4	926926	0050	9/20/04	\$335,000	2160	0	7	2000	3	4801	0	0	17411 92ND AV NE
4	926926	0310	11/12/03	\$312,000	2160	0	7	2000	3	4480	0	0	9218 NE 173RD PL
4	926926	0290	5/26/04	\$310,000	2160	0	7	2000	3	4645	0	0	17360 92ND AV NE
4	062605	9220	3/19/04	\$358,000	2220	0	7	1963	3	23750	0	0	20411 96TH AV NE
4	926926	0270	8/13/03	\$326,000	2460	0	7	2000	3	4183	0	0	17368 92ND AV NE
4	926926	0250	11/5/03	\$315,000	2460	0	7	2000	3	5090	0	0	9230 NE 173RD PL
4	926926	0280	4/29/04	\$340,000	2680	0	7	2000	3	4371	0	0	17364 92ND AV NE
4	926926	0260	8/25/03	\$335,000	2680	0	7	2000	3	4415	0	0	17372 92ND AV NE
4	052605	9301	7/29/04	\$396,000	2730	0	7	1988	3	16056	0	0	10119 192ND AV NE
4	525680	0080	11/11/03	\$269,600	1090	440	8	1981	3	8401	0	0	10416 NE 200TH ST
4	525680	0100	7/30/04	\$299,000	1130	530	8	1981	3	8345	0	0	10404 NE 200TH ST
4	052605	9285	4/5/04	\$283,500	1200	750	8	1976	3	8780	0	0	19212 103RD AV NE
4	769780	0040	10/16/03	\$286,900	1220	440	8	1979	3	9820	0	0	10435 NE 204TH PL
4	525571	0090	1/7/04	\$309,000	1230	870	8	1976	3	7000	0	0	20029 108TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 38**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	173732	0100	6/9/03	\$286,000	1230	800	8	1976	3	8871	0	0	19318 89TH AV NE
4	812531	0090	5/5/04	\$313,000	1240	550	8	1975	3	9866	0	0	8901 NE 191ST PL
4	255750	0040	3/5/04	\$289,500	1240	1200	8	1968	3	9840	0	0	19828 95TH AV NE
4	173731	0020	4/29/03	\$270,000	1240	520	8	1976	3	9619	0	0	19230 90TH PL NE
4	525560	0140	2/6/03	\$285,000	1250	1040	8	1975	3	9400	0	0	19711 108TH AV NE
4	525571	0060	10/2/03	\$276,900	1270	1040	8	1976	3	11820	0	0	20030 108TH AV NE
4	173730	0060	8/25/03	\$265,000	1290	720	8	1976	3	8203	0	0	19209 92ND AV NE
4	173730	0070	8/25/04	\$342,000	1350	1010	8	1977	3	8052	0	0	9114 NE 192ND PL
4	525573	0050	9/10/04	\$337,000	1370	840	8	1974	3	9600	0	0	20177 105TH AV NE
4	525700	0010	5/7/03	\$264,000	1400	570	8	1969	3	9700	0	0	10511 NE 196TH ST
4	062605	9255	6/18/03	\$247,500	1410	540	8	1966	3	10416	0	0	18802 92ND AV NE
4	052605	9284	9/9/04	\$315,000	1420	600	8	1976	3	17203	0	0	19310 103RD AV NE
4	525573	0020	9/23/03	\$301,400	1430	1070	8	1974	3	8826	0	0	10522 NE 201ST ST
4	173732	0120	6/16/04	\$349,950	1460	750	8	1976	3	9560	0	0	19334 89TH AV NE
4	525540	0130	8/26/03	\$286,500	1480	720	8	1978	3	10750	0	0	20037 102ND CT NE
4	173730	0010	5/21/03	\$275,000	1480	500	8	1973	3	8797	0	0	19247 92ND AV NE
4	173730	0460	4/25/03	\$275,000	1500	400	8	1973	3	9131	0	0	9117 192ND PL NE
4	794200	0060	11/5/04	\$295,000	1510	310	8	1966	3	19108	0	0	10423 NE 190TH ST
4	525550	0070	9/9/04	\$310,000	1570	0	8	1966	3	8000	0	0	10601 NE 197TH ST
4	525510	0020	7/28/04	\$315,000	1570	950	8	1961	3	9360	0	0	19310 108TH AV NE
4	173732	0040	10/11/04	\$334,950	1590	1120	8	1976	3	9200	0	0	19311 89TH AV NE
4	525573	0190	8/10/04	\$339,500	1610	1040	8	1975	3	10213	0	0	10555 NE 201ST ST
4	525510	0050	2/18/03	\$236,000	1630	0	8	1962	3	9500	0	0	19321 108TH AV NE
4	062605	9299	6/17/04	\$331,000	1640	1020	8	1973	3	23522	0	0	18824 93RD PL NE
4	073100	0020	5/12/04	\$267,950	1650	0	8	1985	3	9600	0	0	10814 NE 183RD CT
4	525560	0240	12/29/03	\$350,000	1670	1000	8	1968	5	9500	0	0	19815 106TH AV NE
4	525570	0150	7/2/04	\$313,500	1680	0	8	1969	3	8950	0	0	20034 106TH AV NE
4	173731	0120	6/14/04	\$365,000	1690	1020	8	1976	3	12083	0	0	19222 90TH AV NE
4	072605	9458	4/22/03	\$249,950	1700	0	8	1985	3	8928	0	0	9011 NE 177TH CT
4	952260	0210	3/3/03	\$259,900	1700	390	8	1966	3	8979	0	0	9325 NE 176TH ST
4	062605	9257	8/7/03	\$460,000	1710	0	8	1960	4	64468	0	0	20065 100TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 38**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	812530	0150	5/16/03	\$304,000	1710	620	8	1975	4	10532	0	0	19005 90TH PL NE
4	173732	0300	8/10/04	\$420,000	1740	1020	8	1977	5	9868	0	0	9046 NE 195TH ST
4	052605	9073	9/5/03	\$360,000	1740	760	8	1955	3	47916	0	0	18911 ROSS RD
4	525560	0300	3/18/03	\$298,000	1750	940	8	1967	3	8408	0	0	10414 NE 198TH ST
4	525560	0190	12/16/03	\$310,000	1760	500	8	1967	3	8500	0	0	10704 NE 198TH ST
4	955760	0090	5/12/03	\$343,400	1760	430	8	2003	3	5780	0	0	8918 NE 178TH ST
4	955760	0220	6/18/03	\$336,800	1760	430	8	2003	3	6485	0	0	17747 89TH CT NE
4	955760	0180	4/30/03	\$335,500	1760	430	8	2003	3	5787	0	0	8833 NE 178TH ST
4	955760	0320	3/24/03	\$334,000	1760	430	8	2003	3	6921	0	0	17722 89TH CT NE
4	525550	0121	2/3/03	\$275,000	1760	480	8	1966	4	7800	0	0	10717 NE 197TH ST
4	955760	0190	3/25/04	\$315,900	1770	0	8	2003	3	4669	0	0	8837 NE 178TH ST
4	952260	0060	3/4/03	\$295,000	1770	470	8	1967	3	8527	0	0	9332 NE 176TH ST
4	769780	0170	8/4/03	\$259,000	1800	0	8	1979	3	9314	0	0	10618 NE 204TH PL
4	769780	0030	7/18/03	\$275,000	1830	680	8	1979	3	9817	0	0	10423 NE 204TH PL
4	370950	0090	5/14/03	\$298,000	1840	0	8	2003	3	4958	0	0	8909 NE 176TH ST
4	370950	0120	1/29/03	\$300,562	1840	0	8	2003	3	6974	0	0	8928 NE 176TH ST
4	955760	0070	6/18/03	\$314,800	1850	0	8	2002	3	6569	0	0	8902 NE 178TH ST
4	955760	0050	1/20/04	\$324,800	1850	0	8	2003	3	5525	0	0	8836 NE 178TH ST
4	955760	0200	6/6/03	\$307,900	1850	0	8	2002	3	4659	0	0	8907 NE 178TH ST
4	955760	0240	8/8/03	\$325,000	1850	0	8	2003	3	5190	0	0	17735 89TH CT NE
4	955760	0150	12/11/03	\$318,800	1850	0	8	2003	3	4677	0	0	8817 NE 178TH ST
4	769780	0190	7/6/04	\$296,950	1860	300	8	1979	4	9486	0	0	10602 NE 204TH PL
4	370950	0180	6/13/03	\$315,500	1870	0	8	2003	3	5449	0	0	9036 NE 176TH ST
4	370950	0060	3/13/03	\$302,500	1870	0	8	2003	3	5013	0	0	8921 NE 176TH ST
4	370950	0010	2/19/03	\$295,000	1870	0	8	2003	3	7687	0	0	9025 NE 176TH ST
4	379800	0035	4/29/03	\$320,000	1880	1240	8	1980	3	9946	0	0	10428 NE 186TH ST
4	955890	0150	3/8/04	\$315,000	1910	0	8	2001	3	5500	0	0	8807 NE 176TH ST
4	062605	9188	10/29/03	\$479,000	1920	500	8	1963	4	34591	0	0	18630 92ND AV NE
4	370950	0040	2/26/03	\$324,950	1930	640	8	2003	3	11476	0	0	9007 NE 176TH ST
4	029373	0090	3/6/03	\$365,000	1940	0	8	1997	3	8896	0	0	9419 NE 174TH PL
4	370950	0100	3/24/03	\$327,000	1940	0	8	2003	3	5714	0	0	8903 NE 176TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 38**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	955760	0040	6/18/03	\$321,000	1950	0	8	2002	3	5068	0	0	8830 NE 178TH ST
4	955760	0100	8/11/03	\$332,716	1950	0	8	2003	3	5836	0	0	8926 NE 178TH ST
4	955760	0270	9/15/03	\$328,800	1950	0	8	2003	3	5208	0	0	17717 89TH CT NE
4	062605	9205	2/4/04	\$254,450	1950	0	8	1960	3	12266	0	0	18826 92ND AV NE
4	955760	0210	1/16/03	\$321,000	1960	0	8	2002	3	4680	0	0	8915 NE 178TH ST
4	525510	0100	7/7/03	\$264,500	1970	770	8	1960	3	8851	0	0	10620 NE 193RD ST
4	072605	9471	11/29/04	\$384,500	1990	0	8	1996	3	10005	0	0	9331 NE 175TH ST
4	102980	0130	6/21/04	\$450,000	2000	0	8	1984	3	10541	1	1	17406 113TH AV NE
4	525550	0290	7/10/03	\$303,800	2000	200	8	1966	3	8300	0	0	10502 NE 197TH ST
4	370950	0070	7/20/03	\$300,000	2000	0	8	2003	3	4913	0	0	8917 NE 176TH ST
4	370950	0140	4/29/03	\$304,963	2000	0	8	2003	3	6107	0	0	9014 NE 176TH ST
4	370950	0030	4/2/03	\$296,500	2000	0	8	2003	3	5506	0	0	9013 NE 176TH ST
4	370950	0160	5/21/03	\$299,950	2000	0	8	2003	3	6520	0	0	9028 NE 176TH ST
4	525510	0090	9/21/04	\$319,000	2020	0	8	1960	3	9163	0	0	10626 NE 193RD ST
4	816440	0065	3/21/03	\$315,000	2020	770	8	1956	3	16000	0	0	11030 CIRCLE DR
4	525550	0090	11/8/04	\$305,000	2030	0	8	1966	3	8000	0	0	10617 NE 197TH ST
4	173731	0025	4/28/04	\$302,500	2040	0	8	1976	3	8685	0	0	19218 90TH PL NE
4	370950	0050	3/11/03	\$329,000	2040	0	8	2003	3	5285	0	0	8927 NE 176TH ST
4	370950	0020	2/19/03	\$325,000	2040	0	8	2003	3	5555	0	0	9019 NE 176TH ST
4	370950	0080	4/10/03	\$320,610	2040	0	8	2003	3	5596	0	0	8913 NE 176TH ST
4	370950	0130	3/27/03	\$326,000	2040	0	8	2003	3	6444	0	0	9008 NE 176TH ST
4	370950	0170	6/16/03	\$314,450	2040	0	8	2003	3	5818	0	0	9032 NE 176TH ST
4	370950	0150	4/11/03	\$314,950	2040	0	8	2003	3	6164	0	0	9020 NE 176TH ST
4	029373	0010	5/14/04	\$380,000	2080	0	8	1998	3	8400	0	0	9415 NE 175TH ST
4	173732	0140	9/29/03	\$297,500	2100	0	8	1976	3	11525	0	0	19325 90TH AV NE
4	052605	9296	11/17/04	\$313,310	2140	0	8	1984	3	17979	0	0	18902 ROSS RD
4	955890	0110	7/2/03	\$320,000	2210	0	8	2003	3	5255	0	0	8841 NE 176TH ST
4	955890	0100	7/5/03	\$325,000	2210	0	8	2003	3	7099	0	0	8845 NE 176TH ST
4	952260	0120	4/3/03	\$277,000	2230	0	8	1968	5	7550	0	0	17523 93RD AV NE
4	102980	0090	10/14/04	\$515,000	2250	0	8	1984	3	13679	1	1	11219 NE 174TH ST
4	670580	0160	12/3/03	\$355,000	2250	0	8	1989	3	10651	0	0	9941 NE 197TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 38**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	102980	0090	8/28/03	\$460,000	2250	0	8	1984	3	13679	1	1	11219 NE 174TH ST
4	102980	0080	11/20/03	\$474,900	2280	0	8	1984	3	12118	1	1	11215 NE 174TH ST
4	102980	0030	5/26/04	\$499,000	2300	0	8	1983	3	14290	1	1	11113 NE 174TH ST
4	955890	0080	12/15/03	\$338,000	2360	0	8	2003	3	4952	0	0	8855 NE 176TH ST
4	955890	0070	11/25/03	\$344,990	2360	0	8	2003	3	5360	0	0	8848 NE 176TH ST
4	955890	0040	5/27/03	\$340,000	2360	0	8	2003	3	5300	0	0	8824 NE 176TH ST
4	173730	0350	8/17/04	\$350,000	2370	0	8	1972	4	8993	0	0	8919 NE 192ND PL
4	206190	0030	11/3/04	\$375,000	2380	0	8	1989	3	9307	0	0	10232 NE 197TH ST
4	955760	0120	10/31/03	\$351,200	2380	0	8	2003	3	5562	0	0	8805 NE 178TH ST
4	955760	0250	2/28/03	\$336,970	2380	0	8	2003	3	5300	0	0	17729 89TH CT NE
4	955760	0310	3/4/03	\$335,500	2380	0	8	2003	3	5261	0	0	17718 89TH CT NE
4	206190	0070	8/20/03	\$340,750	2390	0	8	1988	3	12000	0	0	10202 NE 197TH ST
4	062605	9356	8/13/03	\$364,950	2420	0	8	2003	3	8402	0	0	9814 NE 200TH CT
4	267500	0090	7/14/04	\$392,000	2440	0	8	1998	3	7579	0	0	19009 89TH PL NE
4	955890	0140	1/26/04	\$335,000	2510	0	8	2001	3	4836	0	0	8815 NE 176TH ST
4	052605	9309	11/6/03	\$409,950	2542	0	8	2003	3	9601	0	0	18906 ROSS RD
4	525520	0140	1/22/03	\$303,000	2550	0	8	1966	4	8437	0	0	10709 NE 195TH ST
4	062605	9357	9/3/03	\$385,500	2590	0	8	2003	3	8402	0	0	9816 NE 200TH ST
4	062605	9358	8/12/03	\$379,500	2590	0	8	2003	3	8497	0	0	9820 NE 200TH ST
4	062605	9279	12/1/04	\$480,000	2640	0	8	1999	3	19193	0	0	19535 97TH AV NE
4	073100	0190	2/25/03	\$373,500	2650	0	8	1985	3	9829	0	0	10819 NE 182ND CT
4	816440	0015	8/12/04	\$435,000	2650	700	8	1996	3	16040	0	0	10805 CIRCLE DR
4	955890	0010	6/7/03	\$364,950	2680	0	8	2001	3	5860	0	0	8800 NE 176TH ST
4	955890	0090	8/19/03	\$370,000	2680	0	8	2003	3	4941	0	0	8849 NE 176TH ST
4	955890	0030	7/23/03	\$360,000	2680	0	8	2003	3	5300	0	0	8816 NE 176TH ST
4	955890	0060	7/8/03	\$360,000	2680	0	8	2003	3	5300	0	0	8840 NE 176TH ST
4	955890	0120	6/17/03	\$360,000	2680	0	8	2003	3	5502	0	0	8823 NE 176TH ST
4	052605	9297	7/23/03	\$406,950	2690	0	8	2003	3	10616	0	0	18910 ROSS RD
4	955760	0280	3/24/03	\$360,000	2740	0	8	2003	3	7213	0	0	17711 89TH CT NE
4	955760	0170	3/4/03	\$352,500	2740	0	8	2003	3	5517	0	0	8829 NE 178TH ST
4	955890	0170	10/9/03	\$395,000	2760	0	8	2003	3	7432	0	0	17512 88TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 38**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	955760	0260	12/11/03	\$379,000	2810	0	8	2003	3	5300	0	0	17723 89TH CT NE
4	955760	0300	12/10/03	\$371,800	2810	0	8	2003	3	5866	0	0	17714 89TH CT NE
4	955760	0030	12/11/03	\$366,800	2810	0	8	2003	3	5000	0	0	8822 NE 178TH ST
4	072605	9228	5/3/04	\$401,995	2830	0	8	2004	3	8963	0	0	18024 92ND AV NE
4	955890	0050	7/30/03	\$356,000	2970	0	8	2001	3	5300	0	0	8832 NE 176TH ST
4	955890	0020	10/15/03	\$345,000	2970	0	8	2001	3	5300	0	0	8808 NE 176TH ST
4	955890	0130	5/12/03	\$370,000	3000	0	8	2003	3	5442	0	0	8819 NE 176TH ST
4	955890	0160	6/18/03	\$370,000	3000	0	8	2003	3	5872	0	0	8801 NE 176TH ST
4	955760	0110	10/22/03	\$397,660	3110	0	8	2003	3	10238	0	0	8938 NE 178TH ST
4	177670	0020	10/15/04	\$455,000	3960	0	8	1991	3	10651	0	0	8911 NE 180TH ST
4	052605	9173	4/15/03	\$535,000	2010	1750	9	1961	5	21924	0	0	19016 ROSS RD
4	670580	0020	9/28/04	\$390,000	2190	0	9	1989	3	11016	0	0	9936 NE 197TH ST
4	339505	0070	4/21/03	\$420,000	2270	330	9	1987	3	8402	0	0	10327 NE 201ST PL
4	173733	0090	5/26/04	\$415,000	2380	0	9	1993	3	9178	0	0	19640 88TH PL NE
4	173733	0090	3/17/04	\$370,000	2380	0	9	1993	3	9178	0	0	19640 88TH PL NE
4	029373	0050	3/19/03	\$410,000	2450	0	9	1998	3	9033	0	0	9418 NE 174TH PL
4	173733	0020	6/3/04	\$404,000	2470	0	9	1993	3	8400	0	0	19715 88TH PL NE
4	173733	0130	7/27/03	\$366,400	2910	0	9	1991	3	9206	0	0	8825 NE 198TH ST
4	173733	0220	4/23/03	\$388,000	2920	0	9	1993	3	8452	0	0	19636 89TH PL NE
4	613761	0310	4/27/04	\$419,950	1650	1630	10	1991	3	8092	1	0	19606 110TH PL NE
4	052605	9306	10/25/04	\$615,000	1980	1890	10	2003	3	11020	0	0	10147 NE 198TH ST
4	052605	9306	4/22/03	\$584,500	1980	1890	10	2003	3	11020	0	0	10147 NE 198TH ST
4	613761	0020	1/24/03	\$385,000	2180	800	10	1993	3	9216	0	0	11022 NE 197TH ST
4	613761	0100	2/17/04	\$374,950	2360	0	10	1989	3	9861	1	0	10904 NE 197TH ST
4	052605	9170	6/26/03	\$547,500	2420	1200	10	2003	3	10941	0	0	10155 NE 198TH ST
4	052605	9307	4/18/03	\$497,000	2670	0	10	2002	3	11113	0	0	10133 NE 198TH ST
4	613761	0580	5/17/04	\$600,000	2960	430	10	1990	3	9350	1	0	11017 NE 197TH ST
4	052605	9308	4/4/04	\$545,000	3470	0	10	2003	3	11663	0	0	10121 NE 198TH ST
5	923845	0020	4/20/04	\$243,000	1010	0	7	1968	3	10111	0	0	13003 NE 192ND ST
5	923845	0250	4/20/04	\$241,900	1030	0	7	1969	3	10865	0	0	13114 NE 194TH ST
5	923845	0330	12/28/04	\$285,000	1070	0	7	1969	3	10563	0	0	19433 131ST AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 38**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	445070	0040	1/26/04	\$250,000	1130	650	7	1976	3	10229	0	0	13202 NE 186TH ST
5	445070	0030	2/7/03	\$245,000	1130	650	7	1976	3	9689	0	0	13210 NE 186TH ST
5	914430	0070	1/17/03	\$210,000	1170	0	7	1969	3	9609	0	0	18564 132ND PL NE
5	042605	9031	7/12/04	\$350,000	1240	150	7	1930	3	47044	0	0	18721 132ND AV NE
5	914430	0060	4/12/04	\$237,500	1250	0	7	1969	3	9786	0	0	18558 132ND PL NE
5	923845	0530	7/8/03	\$225,000	1270	0	7	1968	3	9727	0	0	13010 NE 192ND ST
5	923845	0150	6/23/04	\$275,000	1280	0	7	1968	3	9898	0	0	13232 NE 193RD PL
5	923845	0110	7/29/03	\$225,000	1300	0	7	1968	3	9625	0	0	19218 133RD PL NE
5	802965	0110	9/3/04	\$266,500	1360	0	7	1999	3	2679	0	0	18510 134TH PL NE
5	565100	0210	7/30/04	\$268,995	1360	0	7	1987	3	4387	0	0	20124 HOLLYHILLS DR NE
5	802965	0170	12/2/03	\$239,950	1360	0	7	1999	3	3875	0	0	18570 134TH PL NE
5	802965	0140	9/12/03	\$237,000	1360	0	7	1999	3	3437	0	0	18540 134TH PL NE
5	802965	0130	8/7/03	\$235,000	1360	0	7	1999	3	3828	0	0	18530 134TH PL NE
5	802965	0120	10/23/03	\$230,000	1360	0	7	1999	3	2881	0	0	18520 134TH PL NE
5	565101	0160	6/23/03	\$261,950	1390	0	7	1988	3	5868	0	0	12816 NE 200TH PL
5	565101	0330	6/4/03	\$259,950	1390	0	7	1989	3	5319	0	0	12708 NE 200TH PL
5	565100	0230	6/9/03	\$250,000	1440	0	7	1987	3	4404	0	0	20021 HOLLYHILLS DR NE
5	802965	0100	8/11/04	\$315,000	1510	0	7	1999	3	3650	0	0	18501 134TH PL NE
5	802965	0080	4/22/04	\$288,000	1510	0	7	1999	3	3910	0	0	18521 134TH PL NE
5	565100	0260	3/22/04	\$285,000	1510	0	7	1987	3	4692	0	0	20109 HOLLYHILLS DR NE
5	802965	0010	7/17/03	\$284,000	1600	0	7	1999	3	2930	0	0	18591 134TH PL NE
5	142890	0039	9/22/04	\$449,950	1660	0	7	1983	3	44540	0	0	12812 NE 201ST ST
5	565100	0390	8/9/04	\$320,995	1660	0	7	1987	3	5226	0	0	20231 HOLLYHILLS DR NE
5	565100	0270	8/12/04	\$309,950	1660	0	7	1988	3	5204	0	0	20113 HOLLYHILLS DR NE
5	802965	0050	9/22/04	\$309,500	1670	0	7	1999	3	3367	0	0	18551 134TH PL NE
5	802965	0060	9/10/04	\$309,000	1670	0	7	1999	3	3369	0	0	18541 134TH PL NE
5	802965	0070	5/6/03	\$265,000	1670	0	7	1999	3	3363	0	0	18531 134TH PL NE
5	923845	0260	3/5/03	\$228,000	1700	0	7	1969	3	9875	0	0	13110 NE 194TH ST
5	565101	0020	4/23/04	\$333,000	1820	0	7	1988	3	4100	0	0	12804 NE 201ST PL
5	565100	0320	4/14/04	\$319,500	1830	0	7	1988	3	4000	0	0	20133 HOLLYHILLS DR NE
5	565101	0290	10/18/04	\$295,950	1890	0	7	1988	3	5810	0	0	12703 NE 200TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 38**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	565100	0080	5/12/03	\$288,500	1900	0	7	1987	3	5999	0	0	12818 NE 203RD PL
5	565100	0220	10/13/03	\$292,500	1910	0	7	1987	3	4028	0	0	20120 HOLLYHILLS DR NE
5	807837	0070	2/14/03	\$304,950	1930	0	7	2003	3	6938	0	0	18615 134TH PL NE
5	565100	0100	6/12/03	\$289,500	2100	0	7	1987	3	4793	0	0	12826 NE 203RD PL
5	142720	0010	1/27/04	\$318,000	2370	0	7	1993	3	6384	0	0	12916 NE 203RD CT
5	680460	0390	7/30/03	\$276,950	1140	480	8	1980	3	12628	0	0	18418 129TH LN NE
5	951650	0100	12/10/03	\$310,000	1180	420	8	1977	3	9579	0	0	13514 NE 190TH PL
5	680600	0090	4/24/03	\$282,000	1230	430	8	1985	3	9807	0	0	18244 130TH PL NE
5	680600	0090	11/18/03	\$280,000	1230	430	8	1985	3	9807	0	0	18244 130TH PL NE
5	951650	0180	3/20/03	\$269,990	1240	650	8	1976	3	10496	0	0	13402 NE 190TH PL
5	951650	0180	5/17/04	\$267,000	1240	650	8	1976	3	10496	0	0	13402 NE 190TH PL
5	951651	0020	10/20/04	\$324,000	1270	620	8	1977	3	13312	0	0	13318 NE 190TH PL
5	951651	0080	5/23/04	\$310,000	1270	0	8	1977	3	13505	0	0	13216 NE 190TH PL
5	951651	0040	5/5/03	\$275,000	1270	480	8	1977	3	12022	0	0	13306 NE 190TH PL
5	680460	0520	10/22/04	\$323,950	1280	620	8	1981	3	10095	0	0	18734 129TH CT NE
5	680460	0120	1/13/03	\$266,000	1280	520	8	1981	3	9603	0	0	18237 130TH PL NE
5	680600	0120	9/27/04	\$305,000	1290	260	8	1985	3	10468	0	0	13019 NE 184TH PL
5	666241	0020	7/22/03	\$296,000	1340	300	8	1977	3	10123	0	0	19532 129TH PL NE
5	680600	0060	11/18/04	\$348,000	1350	450	8	1984	3	9794	0	0	18401 130TH PL NE
5	666240	0060	4/12/04	\$317,500	1360	960	8	1975	3	11650	0	0	13233 NE 184TH PL
5	666240	0100	11/4/04	\$324,900	1400	620	8	1974	3	8822	0	0	13253 NE 184TH PL
5	666240	0040	9/22/03	\$320,000	1400	660	8	1974	3	9545	0	0	18318 132ND PL NE
5	042605	9049	7/2/03	\$310,000	1410	500	8	1977	3	26803	0	0	13112 NE 187TH PL
5	680460	0730	7/21/04	\$305,500	1420	0	8	1980	3	11643	0	0	18609 129TH AV NE
5	951650	0090	1/8/03	\$265,000	1420	0	8	1977	3	9829	0	0	13518 NE 190TH PL
5	680460	0890	11/16/04	\$325,000	1440	0	8	1982	3	9600	0	0	12825 NE 185TH CT
5	680460	0890	7/15/04	\$309,500	1440	0	8	1982	3	9600	0	0	12825 NE 185TH CT
5	042605	9047	3/19/04	\$308,900	1440	960	8	1977	3	29525	0	0	13132 NE 187TH PL
5	680460	0410	1/28/03	\$277,500	1450	650	8	1980	3	9814	0	0	18434 129TH LN NE
5	424940	0300	6/2/03	\$260,000	1480	0	8	1998	3	4342	0	0	13212 NE 201ST CT
5	424940	0170	9/16/03	\$276,950	1480	0	8	1998	3	3489	0	0	20007 131ST PL NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 38**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	424940	0250	3/20/04	\$267,000	1650	0	8	1997	3	4595	0	0	13202 NE 201ST CT
5	424940	0230	5/5/03	\$266,000	1650	0	8	1998	3	5675	0	0	13203 NE 201ST CT
5	424940	0200	10/9/03	\$265,000	1650	0	8	1998	3	3519	0	0	13209 NE 201ST CT
5	951650	0120	6/23/04	\$404,950	1750	780	8	1977	3	10840	0	0	13506 NE 190TH PL
5	680600	0150	2/18/03	\$255,545	1780	0	8	1985	3	11965	0	0	13031 NE 184TH PL
5	680460	0170	9/16/04	\$345,000	1850	0	8	1980	3	10460	0	0	18310 129TH PL NE
5	271750	0070	4/27/04	\$339,950	1900	0	8	1993	3	8614	0	0	13024 NE 198TH CT
5	803050	0060	2/27/04	\$331,953	1920	0	8	2003	3	4401	0	0	12945 NE 201ST WY
5	680460	0570	4/24/03	\$295,000	1980	0	8	1983	3	9414	0	0	18711 129TH CT NE
5	273861	0020	12/14/04	\$373,000	2100	0	8	2003	3	3346	0	0	13635 NE 203RD ST
5	424940	0010	4/2/04	\$340,000	2130	0	8	1998	3	6034	0	0	20002 131ST PL NE
5	247540	0080	4/14/03	\$310,000	2140	0	8	2003	3	6008	0	0	18025 129TH PL NE
5	680460	0990	6/25/03	\$319,000	2160	0	8	1981	3	19283	0	0	18309 129TH AV NE
5	273860	0130	10/20/04	\$419,950	2170	700	8	2004	3	3298	0	0	20116 137TH AV NE
5	273860	0170	7/31/04	\$399,950	2170	700	8	2003	3	3467	0	0	20132 137TH AV NE
5	803050	0110	4/13/03	\$329,744	2170	0	8	2003	3	4994	0	0	12915 NE 201ST WY
5	273860	0200	9/23/04	\$389,950	2170	700	8	2003	3	3659	0	0	20148 137TH AV NE
5	271750	0020	12/28/04	\$440,000	2180	0	8	1993	3	6000	0	0	19722 131ST PL NE
5	952730	0010	9/7/04	\$355,282	2180	0	8	2004	3	4489	0	0	12966 NE 203RD ST
5	952730	0250	6/22/04	\$364,600	2180	0	8	2004	3	3619	0	0	12940 NE 203RD CT
5	273860	0140	9/21/04	\$404,500	2190	670	8	2004	3	3345	0	0	20120 137TH AV NE
5	952730	0040	12/20/04	\$397,341	2190	0	8	2004	3	3946	0	0	12942 NE 203RD ST
5	952730	0180	5/3/04	\$385,944	2190	0	8	2004	3	3589	0	0	12927 NE 203RD ST
5	952730	0100	7/14/04	\$377,728	2190	0	8	2004	3	4106	0	0	20333 128TH PL NE
5	952730	0280	7/12/04	\$371,443	2190	0	8	2004	3	3561	0	0	12920 NE 203RD CT
5	952730	0170	6/7/04	\$369,913	2190	0	8	2004	3	3655	0	0	20317 129TH AV NE
5	952730	0200	6/28/04	\$365,482	2190	0	8	2004	3	3267	0	0	12939 NE 203RD ST
5	952730	0220	6/29/04	\$360,920	2190	0	8	2004	3	3552	0	0	12957 NE 203RD ST
5	273861	0120	11/29/04	\$387,925	2200	0	8	2003	3	3501	0	0	13610 NE 203RD ST
5	273860	0080	9/21/04	\$389,950	2240	500	8	2003	3	2811	0	0	20127 137TH AV NE
5	273861	0060	12/27/04	\$409,925	2250	0	8	2004	3	7254	0	0	13690 NE 203RD ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 38**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	273860	0090	8/26/04	\$379,950	2280	630	8	2003	3	3140	0	0	20123 137TH AV NE
5	273860	0120	7/21/04	\$419,950	2290	680	8	2003	3	5818	0	0	20112 137TH AV NE
5	273860	0110	5/21/04	\$405,620	2290	680	8	2003	3	4105	0	0	20108 137TH AV NE
5	273860	0160	4/21/04	\$399,950	2290	680	8	2003	3	3995	0	0	20128 137TH AV NE
5	273860	0180	5/21/04	\$389,950	2290	680	8	2003	3	4065	0	0	20136 137TH AV NE
5	273860	0210	5/17/04	\$384,950	2290	680	8	2003	3	4799	0	0	20152 137TH AV NE
5	803050	0140	10/7/04	\$410,000	2350	0	8	2003	3	4161	0	0	12903 NE 201ST WY
5	803050	0140	5/20/03	\$342,847	2350	0	8	2003	3	4161	0	0	12903 NE 201ST WY
5	803050	0040	1/29/03	\$328,560	2350	0	8	2003	3	4595	0	0	12959 NE 201ST WY
5	803050	0090	1/22/03	\$323,925	2350	0	8	2003	3	4528	0	0	12927 NE 201ST WY
5	803050	0020	4/29/03	\$365,884	2360	0	8	2003	3	4000	0	0	12971 NE 201ST WY
5	803050	0230	4/16/03	\$361,832	2360	0	8	2003	3	4680	0	0	12942 NE 201ST WY
5	803050	0130	6/6/03	\$365,439	2360	0	8	2003	3	4003	0	0	12907 NE 201ST WY
5	803050	0120	6/3/03	\$347,370	2360	0	8	2003	3	4808	0	0	12911 NE 201ST WY
5	803050	0240	5/16/03	\$342,470	2360	0	8	2003	3	4868	0	0	12948 NE 201ST WY
5	803050	0010	3/19/03	\$342,780	2360	0	8	2003	3	4367	0	0	12977 NE 201ST WY
5	803050	0200	4/17/03	\$323,630	2360	0	8	2003	3	4677	0	0	12924 NE 201ST WY
5	803050	0160	1/21/03	\$327,266	2360	0	8	2003	3	4607	0	0	12906 NE 201ST WY
5	951650	0130	10/9/03	\$320,000	2370	0	8	1977	4	10137	0	0	13502 NE 190TH PL
5	952730	0110	7/29/04	\$377,407	2440	0	8	2004	3	4082	0	0	20327 128TH PL NE
5	952730	0030	7/28/04	\$393,317	2450	0	8	2004	3	4129	0	0	12954 NE 203RD ST
5	952730	0080	5/14/04	\$409,936	2450	0	8	2004	3	3742	0	0	12918 NE 203RD ST
5	952730	0060	6/30/04	\$399,409	2450	0	8	2004	3	3744	0	0	12930 NE 203RD ST
5	952730	0190	8/24/04	\$384,637	2450	0	8	2004	3	3552	0	0	12933 NE 203RD ST
5	952730	0210	5/25/04	\$377,994	2450	0	8	2004	3	3872	0	0	12945 NE 203RD ST
5	182236	0060	8/20/03	\$405,950	2490	0	8	2003	3	5249	0	0	13295 NE 202ND CT
5	807837	0060	5/27/03	\$364,950	2510	0	8	2003	3	6632	0	0	18625 134TH PL NE
5	807837	0020	3/13/03	\$361,950	2510	0	8	2003	3	6310	0	0	18630 134TH PL NE
5	807837	0050	6/27/03	\$359,950	2510	0	8	2003	3	7415	0	0	18635 134TH PL NE
5	807837	0030	7/23/03	\$356,595	2510	0	8	2003	3	7054	0	0	18640 134TH PL NE
5	807837	0040	7/7/03	\$352,950	2510	0	8	2003	3	6381	0	0	18650 134TH PL NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 38**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	803050	0220	2/25/03	\$376,097	2550	0	8	2003	3	5850	0	0	12936 NE 201ST WY
5	803050	0100	2/19/03	\$342,845	2550	0	8	2003	3	5529	0	0	12921 NE 201ST WY
5	182236	0030	11/18/03	\$419,950	2570	0	8	2003	3	6001	0	0	13235 NE 202ND CT
5	182236	0040	12/17/03	\$404,950	2600	0	8	2003	3	8706	0	0	13255 NE 202ND CT
5	182236	0020	9/20/03	\$427,300	2600	0	8	2003	3	5084	0	0	13215 NE 202ND CT
5	803050	0210	1/20/03	\$357,530	2660	0	8	2003	3	5850	0	0	12930 NE 201ST WY
5	182236	0050	9/1/03	\$396,950	2670	0	8	2003	3	6186	0	0	13275 NE 202ND CT
5	271750	0160	2/10/04	\$314,950	2670	0	8	1993	3	7695	0	0	13001 NE 198TH PL
5	182236	0070	2/25/04	\$411,150	2730	0	8	2004	3	7884	0	0	13230 NE 202ND CT
5	182236	0080	12/22/03	\$405,000	2730	0	8	2003	3	6856	0	0	13210 NE 202ND CT
5	952730	0070	9/24/04	\$449,258	2780	0	8	2004	3	3743	0	0	12924 NE 203RD ST
5	952730	0050	12/9/04	\$462,435	2890	0	8	2004	3	3745	0	0	12936 NE 203RD ST
5	952730	0090	6/21/04	\$436,867	2890	0	8	2004	3	4083	0	0	12914 NE 203RD ST
5	785996	0220	8/18/04	\$439,306	3000	0	8	2004	3	5638	0	0	13208 NE 186TH ST
5	803050	0190	2/13/03	\$389,058	3120	0	8	2003	3	4991	0	0	12918 NE 201ST WY
5	144630	0100	4/21/03	\$389,950	1900	960	9	1991	3	8003	0	0	13148 NE 202ND CT
5	883535	0330	10/29/03	\$329,900	1930	0	9	1992	3	6653	0	0	13012 NE 196TH PL
5	883535	0090	4/28/04	\$352,000	1990	0	9	1993	3	7700	0	0	13023 NE 196TH PL
5	883535	0030	11/17/03	\$317,500	1990	0	9	1993	3	6663	0	0	19609 130TH PL NE
5	142890	0123	10/24/04	\$348,000	2150	0	9	1998	3	6612	0	0	19500 130TH AV NE
5	032605	9096	6/26/03	\$383,102	2160	0	9	1991	3	22559	0	0	20312 132ND AV NE
5	883535	0170	2/13/03	\$340,000	2210	0	9	1993	3	7007	0	0	19710 131ST PL NE
5	144630	0380	1/25/03	\$388,000	2350	0	9	1989	3	9311	0	0	20235 130TH CT NE
5	883535	0040	10/26/04	\$419,900	2470	0	9	1993	3	10852	0	0	19603 130TH PL NE
5	883535	0230	12/2/04	\$415,500	2480	0	9	1992	3	7480	0	0	13008 NE 197TH PL
5	883535	0140	8/18/03	\$351,000	2480	0	9	1993	3	7000	0	0	19618 131ST PL NE
5	957815	0100	9/3/04	\$425,000	2490	0	9	1999	3	6766	0	0	13195 NE 186TH PL
5	883535	0290	7/9/04	\$410,000	2540	0	9	1993	3	7401	0	0	13039 NE 197TH PL
5	020035	0020	8/10/04	\$495,000	2580	0	9	2004	3	8971	0	0	18955 131ST PL NE
5	957815	0060	12/15/03	\$423,950	2590	0	9	1999	3	6004	0	0	13155 NE 186TH PL
5	020035	0040	7/7/04	\$483,175	2640	0	9	2004	3	8161	0	0	18915 131ST PL NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 38**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	144630	0310	11/30/04	\$426,000	2650	0	9	1989	3	7258	0	0	20223 131ST PL NE
5	144630	0420	6/10/03	\$390,000	2680	0	9	1989	3	9732	0	0	13008 NE 202ND PL
5	957815	0020	8/3/04	\$439,000	2700	0	9	1999	3	7997	0	0	13115 NE 186TH PL
5	020035	0080	10/5/04	\$462,450	2730	0	9	2004	3	5178	0	0	18980 131ST PL NE
5	062210	0077	11/21/03	\$591,000	2960	0	9	1988	3	53022	0	0	19127 136TH AV NE

**Improved Sales Removed from this Annual Update Analysis**

**Area 38**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	011410	0027	10/5/04	\$251,000	SEGREGATION AND/OR MERGER
2	011410	0028	8/31/04	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	011410	0120	3/26/03	\$398,300	IMPROVEMENT COUNT
2	011410	0144	10/7/03	\$178,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	011410	0164	12/8/04	\$279,000	IMPROVEMENT COUNT
2	011410	0276	7/29/03	\$515,000	IMPROVEMENT COUNT
2	011410	0306	10/14/03	\$700	IMPROVEMENT COUNT; DOR RATIO
2	011410	0330	9/10/03	\$100,500	DOR RATIO
2	011410	0330	4/11/04	\$120,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
2	011410	0412	2/26/03	\$189,010	ACTIVE PERMIT BEFORE SALE >25K
2	011410	0747	5/26/04	\$135,000	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
2	011410	0792	4/27/04	\$490,000	DIAGNOSTIC OUTLIER
2	011410	0805	9/7/04	\$165,000	% COMPLETE; PREVIOUS IMPROVEMENT <=10K
2	011410	0806	9/7/04	\$165,000	PREVIOUS IMPROVEMENT VALUE <=10K
2	011410	0806	7/1/04	\$160,000	PREVIOUS IMPROVEMENT VALUE <=10K
2	011410	1160	11/1/04	\$236,500	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
2	011410	1160	2/6/04	\$230,000	SEGREGATION AND/OR MERGER
2	011410	1160	12/10/03	\$180,000	SEGREGATION AND/OR MERGER
2	011410	1355	8/1/04	\$907	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
2	011410	1355	8/10/04	\$79,927	QUIT CLAIM DEED; STATEMENT TO DOR DOR RATIO
2	011410	1505	7/20/04	\$460,000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	012604	9016	8/23/04	\$688,850	DIAGNOSTIC OUTLIER
2	012604	9042	11/5/04	\$380,000	NO MARKET EXPOSURE
2	012604	9053	5/18/04	\$450,000	PRELIMINARY SHORT PLAT APPROVAL
2	012604	9065	11/12/04	\$625,000	OBSOLESCENCE
2	012604	9067	10/1/04	\$540,000	TEAR DOWN
2	012604	9088	12/2/03	\$530,000	DIAGNOSTIC OUTLIER
2	012604	9104	1/29/04	\$353,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	012604	9123	11/22/04	\$353,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	012604	9132	6/17/03	\$300,000	QUESTIONABLE DATA
2	012604	9139	11/20/03	\$150,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
2	012604	9155	10/1/04	\$495,000	NO MARKET EXPOSURE
2	012604	9226	12/22/03	\$620,000	DIAGNOSTIC OUTLIER
2	062605	9126	4/28/03	\$315,000	PREVIOUS IMPROVEMENT VALUE <=10K
2	062605	9160	1/7/03	\$650,000	PREVIOUS IMPROVEMENT VALUE <=10K
2	072605	9172	2/24/04	\$307,095	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	072605	9172	8/24/04	\$440,000	QUESTIONABLE DATA
2	072605	9215	8/6/04	\$510,000	NO MARKET EXPOSURE
2	072605	9253	12/14/04	\$561	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
2	072605	9479	8/19/03	\$393,000	DIAGNOSTIC OUTLIER
2	108865	0440	12/20/04	\$383,110	PREVIOUS IMPROVEMENT VALUE <=10K
2	108865	0480	12/15/04	\$406,627	PREVIOUS IMPROVEMENT VALUE <=10K
2	257050	0070	10/7/03	\$265,000	RELOCATION - SALE TO SERVICE;
2	257050	0150	11/19/03	\$175,000	NON-REPRESENTATIVE SALE

**Improved Sales Removed from this Annual Update Analysis**

**Area 38**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	382010	0065	6/27/03	\$276,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	382010	0185	6/4/04	\$219,350	NO MARKET EXPOSURE
2	382410	0015	2/25/03	\$200,000	SEGREGATION AND/OR MERGER
2	382410	0161	6/24/04	\$296,500	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
2	382410	0245	3/26/04	\$250,000	SEGREGATION AND/OR MERGER
2	382410	0256	6/22/03	\$195,000	DIAGNOSTIC OUTLIER
2	382410	0286	2/24/03	\$285,000	SEGREGATION AND/OR MERGER
2	382410	0332	12/21/04	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	382480	0020	8/29/03	\$239,800	RELATED PARTY, FRIEND, OR NEIGHBOR
2	402770	1186	7/20/03	\$150,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	402770	1220	9/23/03	\$69,999	QUIT CLAIM DEED; DOR RATIO
2	602050	0110	6/27/03	\$295,000	RELOCATION - SALE TO SERVICE
2	809380	0130	4/21/03	\$110,829	QUIT CLAIM DEED; STATEMENT TO DOR DOR RATIO
2	809650	0070	3/18/04	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	856495	0280	8/18/04	\$436,380	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
2	856495	0300	11/2/04	\$382,000	DIAGNOSTIC OUTLIER
2	856495	0300	8/24/04	\$373,890	DIAGNOSTIC OUTLIER
2	856495	0340	11/10/04	\$397,829	PREVIOUS IMPROVEMENT VALUE <=10K; DOR RATIO
2	856495	0350	12/13/04	\$508,468	PREVIOUS IMPROVEMENT VALUE <=10K; DOR RATIO
2	856495	0360	9/8/04	\$399,309	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
2	856495	0370	8/19/04	\$397,175	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
2	856495	0410	12/21/04	\$415,038	PREVIOUS IMPROVEMENT VALUE <=10K; DOR RATIO
2	856495	0430	10/13/04	\$376,913	PREVIOUS IMPROVEMENT VALUE <=10K
2	856495	0440	9/10/04	\$367,624	PREVIOUS IMPROVEMENT VALUE <=10K
2	856495	0450	10/20/04	\$398,915	PREVIOUS IMPROVEMENT VALUE <=10K; DOR RATIO
2	856495	0460	11/15/04	\$410,049	PREVIOUS IMPROVEMENT VALUE <=10K; DOR RATIO
2	856495	0470	10/8/04	\$405,292	PREVIOUS IMPROVEMENT VALUE <=10K; DOR RATIO
2	856495	0490	9/24/04	\$406,279	PREVIOUS IMPROVEMENT VALUE <=10K; DOR RATIO
2	856495	0500	11/2/04	\$386,994	PREVIOUS IMPROVEMENT VALUE <=10K
2	856495	0520	9/29/04	\$372,799	PREVIOUS IMPROVEMENT VALUE <=10K
2	856495	0530	11/4/04	\$425,176	PREVIOUS IMPROVEMENT VALUE <=10K; DOR RATIO
2	856495	0540	12/10/04	\$418,962	PREVIOUS IMPROVEMENT VALUE <=10K; DOR RATIO
2	856495	0550	11/29/04	\$385,374	PREVIOUS IMPROVEMENT VALUE <=10K
2	929510	0080	6/3/03	\$140,000	DOR RATIO
2	929510	0120	3/26/03	\$145,000	DOR RATIO
2	929510	0130	9/30/04	\$760,000	% COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
2	929510	0130	9/22/03	\$145,000	% COMPLETE; DOR RATIO
2	929510	0160	5/29/03	\$155,000	DOR RATIO
2	929510	0230	7/1/03	\$135,000	DOR RATIO
2	929510	0270	8/20/03	\$135,000	DOR RATIO
3	082605	9172	11/24/04	\$115,000	QUIT CLAIM DEED; DOR RATIO
3	082605	9213	9/4/03	\$64,300	QUIT CLAIM DEED; DOR RATIO
3	082605	9222	4/1/04	\$18,000	MULTI-PARCEL SALE; DOR RATIO
3	082605	9223	1/9/04	\$408,000	QUESTIONABLE DATA
3	082605	9279	2/15/03	\$375,000	RELOCATION - SALE TO SERVICE

**Improved Sales Removed from this Annual Update Analysis**

**Area 38**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
3	096110	0105	1/29/03	\$210,000	FORCED SALE
3	103610	0140	12/4/03	\$385,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	103610	0140	9/29/03	\$344,250	BANKRUPTCY - RECEIVER OR TRUSTEE
3	172605	9072	4/29/04	\$745,000	QUESTIONABLE DATA
3	172605	9079	1/24/03	\$475,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	172605	9079	9/10/03	\$745,000	QUESTIONABLE DATA
3	172605	9079	7/28/03	\$54,000	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
3	172605	9125	8/6/03	\$615,000	DIAGNOSTIC OUTLIER
3	172605	9125	2/23/04	\$242,839	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
3	182605	9080	8/6/03	\$327,000	QUESTIONABLE DATA
3	357860	0145	10/18/04	\$417,000	SEGREGATION AND/OR MERGER
3	357860	0183	9/30/04	\$200,000	PREVIOUS IMPROVEMENT VALUE <=10K
3	357860	0190	9/21/04	\$340,000	TEAR DOWN
3	357870	0005	2/4/03	\$342,500	RELATED PARTY, FRIEND, OR NEIGHBOR
3	357870	0035	10/13/03	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	417860	0090	8/25/03	\$441,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	563050	0012	8/6/04	\$379,950	DIAGNOSTIC OUTLIER
3	563050	0012	3/18/03	\$100,000	DOR RATIO
3	563150	0880	4/30/04	\$325,000	PREVIOUS IMPROVEMENT VALUE <=10K
3	563450	0396	9/23/04	\$12,000	DOR RATIO
3	563450	0690	5/25/04	\$6,120	DOR RATIO
3	563450	0694	6/1/04	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	563450	0695	4/27/04	\$830,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
3	701800	0360	11/17/03	\$145,000	DOR RATIO
3	734050	0110	4/11/03	\$402,500	RELOCATION - SALE TO SERVICE
3	885400	0140	7/30/03	\$613,500	NO MARKET EXPOSURE
3	885400	0310	7/16/03	\$469,900	RELOCATION - SALE TO SERVICE;
4	052605	9082	9/13/04	\$95,186	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
4	052605	9133	4/7/04	\$414,122	PREVIOUS IMPROVEMENT VALUE <=10K
4	052605	9154	7/28/03	\$154,000	DIAGNOSTIC OUTLIER
4	052605	9189	11/13/04	\$349,000	OBSOLESCENCE
4	052605	9285	10/23/03	\$300,200	SEGREGATION AND/OR MERGER
4	062605	9170	9/8/04	\$290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	062605	9171	8/1/03	\$560,000	QUESTIONABLE DATA
4	062605	9278	1/10/03	\$275,000	QUESTIONABLE DATA
4	062605	9291	12/3/04	\$284,500	UNFINISHED AREA
4	062605	9291	1/14/04	\$152,500	UNFINISHED AREA
4	072605	9228	7/14/03	\$113,000	DOR RATIO
4	072605	9228	5/8/03	\$105,000	EXEMPT FROM EXCISE TAX; DOR RATIO
4	072605	9236	1/31/03	\$35,000	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
4	072605	9349	4/25/04	\$126,146	QUIT CLAIM DEED; AND OTHER WARNINGS; DOR RATIO
4	072605	9353	10/8/03	\$302,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	072605	9450	10/5/04	\$375,000	GOVERNMENT AGENCY; QUIT CLAIM DEED
4	082605	9237	10/29/03	\$175,000	NO MARKET EXPOSURE
4	091000	0080	1/29/04	\$161,181	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

***Improved Sales Removed from this Annual Update Analysis***  
**Area 38**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
4	102980	0230	4/6/04	\$285,000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	173730	0060	8/25/03	\$265,000	RELOCATION - SALE TO SERVICE;
4	173733	0050	2/27/04	\$445,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	280680	0060	6/26/03	\$185,400	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	280680	0220	1/28/03	\$254,000	RELOCATION - SALE TO SERVICE
4	377530	0050	8/13/03	\$101,099	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
4	525520	0140	1/9/03	\$303,000	RELOCATION - SALE TO SERVICE
4	551960	0040	4/8/04	\$65,998	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
4	572000	0260	3/18/03	\$208,921	EXEMPT FROM EXCISE TAX
4	572000	0260	3/18/03	\$208,921	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	572000	0480	2/4/03	\$317,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	809730	0110	2/18/03	\$142,500	NON-REPRESENTATIVE SALE
4	809730	0160	1/6/03	\$145,561	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	816440	0045	8/10/04	\$205,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	926926	0270	8/2/03	\$326,000	RELOCATION - SALE TO SERVICE;
4	926940	0130	1/10/03	\$189,000	STATEMENT TO DOR
4	949210	0130	8/15/04	\$312,500	RELATED PARTY, FRIEND, OR NEIGHBOR
4	955760	0060	8/18/04	\$386,800	DIAGNOSTIC OUTLIER
4	955760	0160	9/18/03	\$328,420	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
4	955760	0290	9/20/04	\$386,800	DIAGNOSTIC OUTLIER
4	955890	0180	4/15/03	\$238,000	BANKRUPTCY - RECEIVER OR TRUSTEE
5	020035	0010	10/11/04	\$536,391	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	020035	0030	1/5/04	\$250,000	NO MARKET EXPOSURE
5	032605	9064	4/30/03	\$437,000	NON-REPRESENTATIVE SALE
5	042605	9055	5/16/03	\$5,000	DOR RATIO
5	042605	9056	5/16/03	\$5,000	DOR RATIO
5	042605	9057	5/12/03	\$5,000	DOR RATIO
5	092605	9053	12/30/04	\$107,102	DOR RATIO
5	142890	0073	12/9/03	\$325,000	DIAGNOSTIC OUTLIER
5	144630	0420	6/10/03	\$390,000	RELOCATION - SALE TO SERVICE
5	271750	0090	8/3/04	\$318,000	BANKRUPTCY - RECEIVER OR TRUSTEE
5	271750	0090	7/8/03	\$260,000	QUIT CLAIM DEED
5	273860	0050	10/4/04	\$428,930	PREVIOUS IMPROVEMENT VALUE <=10K; DOR RATIO
5	273860	0050	10/4/04	\$428,930	PREVIOUS IMPROVEMENT VALUE <=10K; DOR RATIO
5	273860	0060	11/9/04	\$414,950	PREVIOUS IMPROVEMENT VALUE <=10K; DOR RATIO
5	273860	0070	11/4/04	\$409,950	PREVIOUS IMPROVEMENT VALUE <=10K; DOR RATIO
5	273860	0100	12/23/04	\$389,950	PREVIOUS IMPROVEMENT VALUE <=10K; DOR RATIO
5	273860	0150	9/24/04	\$402,000	PREVIOUS IMPROVEMENT VALUE <=10K; DOR RATIO
5	273860	0190	5/4/04	\$365,000	NEW PLAT (WITH LESS THAN 20% SOLD)
5	273861	0050	12/15/04	\$429,925	PREVIOUS IMPROVEMENT VALUE <=10K; DOR RATIO
5	273861	0080	9/27/04	\$399,925	PREVIOUS IMPROVEMENT VALUE <=10K; DOR RATIO
5	424940	0010	3/26/04	\$340,000	RELOCATION - SALE TO SERVICE
5	424940	0080	6/2/04	\$356,000	NO MARKET EXPOSURE
5	424940	0120	8/5/04	\$84,464	DOR RATIO
5	424940	0260	3/5/04	\$269,500	BANKRUPTCY - RECEIVER OR TRUSTEE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 38**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
5	565100	0110	4/16/03	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	565100	0340	10/9/03	\$253,500	RELATED PARTY, FRIEND, OR NEIGHBOR
5	666241	0170	8/23/04	\$320,000	NO MARKET EXPOSURE
5	666241	0170	2/20/03	\$247,500	NO MARKET EXPOSURE
5	680460	0880	9/9/04	\$85,600	QUIT CLAIM DEED; DOR RATIO
5	785996	0050	9/24/04	\$469,334	PREVIOUS IMPROVEMENT VALUE <=10K
5	785996	0060	10/27/04	\$449,315	PREVIOUS IMPROVEMENT VALUE <=10K
5	785996	0070	12/8/04	\$469,978	PREVIOUS IMPROVEMENT VALUE <=10K
5	785996	0120	12/29/04	\$491,909	PREVIOUS IMPROVEMENT VALUE <=10K; DOR RATIO
5	785996	0150	12/6/04	\$484,418	PREVIOUS IMPROVEMENT VALUE <=10K
5	785996	0170	11/17/04	\$466,287	PREVIOUS IMPROVEMENT VALUE <=10K
5	785996	0180	10/14/04	\$512,958	PREVIOUS IMPROVEMENT VALUE <=10K; DOR RATIO
5	785996	0190	11/29/04	\$480,866	PREVIOUS IMPROVEMENT VALUE <=10K
5	785996	0260	10/15/04	\$437,111	PREVIOUS IMPROVEMENT VALUE <=10K
5	785996	0280	12/23/04	\$461,043	PREVIOUS IMPROVEMENT VALUE <=10K
5	785996	0300	12/14/04	\$459,767	PREVIOUS IMPROVEMENT VALUE <=10K
5	802965	0140	4/17/03	\$184,000	NON-REPRESENTATIVE SALE
5	814150	0010	3/5/03	\$342,000	DIAGNOSTIC OUTLIER
5	814150	0020	7/11/03	\$327,000	DIAGNOSTIC OUTLIER
5	883535	0290	7/9/04	\$410,000	RELOCATION - SALE TO SERVICE
5	923845	0320	4/15/04	\$256,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	951650	0090	8/20/04	\$315,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	951650	0090	1/8/03	\$265,000	RELOCATION - SALE TO SERVICE
5	952730	0020	8/26/04	\$387,244	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	952730	0120	12/22/04	\$398,565	PREVIOUS IMPROVEMENT VALUE <=10K; DOR RATIO
5	952730	0130	10/1/04	\$406,654	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	952730	0140	9/14/04	\$448,395	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	952730	0150	12/20/04	\$398,397	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	952730	0160	9/7/04	\$373,067	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	952730	0230	8/2/04	\$361,523	% COMPLETE
5	952730	0260	8/18/04	\$375,355	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	952730	0270	8/11/04	\$357,592	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	952731	0010	9/23/04	\$359,770	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	952731	0030	12/21/04	\$397,000	PREVIOUS IMPROVEMENT VALUE <=10K; DOR RATIO
5	952731	0040	11/10/04	\$393,534	PREVIOUS IMPROVEMENT VALUE <=10K; DOR RATIO
5	952731	0050	9/22/04	\$374,452	PREVIOUS IMPROVEMENT VALUE <=10K; DOR RATIO
5	952731	0060	9/24/04	\$358,880	PREVIOUS IMPROVEMENT VALUE <=10K; DOR RATIO
5	952731	0070	11/17/04	\$367,868	PREVIOUS IMPROVEMENT VALUE <=10K; DOR RATIO
5	952731	0080	12/1/04	\$368,968	PREVIOUS IMPROVEMENT VALUE <=10K; DOR RATIO
5	952731	0090	11/11/04	\$358,361	PREVIOUS IMPROVEMENT VALUE <=10K; DOR RATIO
5	952731	0100	10/20/04	\$363,975	PREVIOUS IMPROVEMENT VALUE <=10K; DOR RATIO
5	952731	0120	11/23/04	\$377,752	PREVIOUS IMPROVEMENT VALUE <=10K; DOR RATIO
5	952731	0130	12/13/04	\$455,912	PREVIOUS IMPROVEMENT VALUE <=10K; DOR RATIO
5	952731	0140	10/20/04	\$375,624	PREVIOUS IMPROVEMENT VALUE <=10K; DOR RATIO
5	952731	0150	12/2/04	\$361,701	PREVIOUS IMPROVEMENT VALUE <=10K; DOR RATIO

**Vacant Sales Used in this Annual Update Analysis**  
**Area 38**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Waterfront</b>
2	011410	0065	5/20/04	\$177,500	162478	No	No
2	011410	0313	4/1/03	\$97,500	7265	No	No
2	011410	0315	2/28/03	\$120,000	9728	No	No
2	011410	0316	2/28/03	\$120,000	9763	No	No
2	011410	0331	5/7/04	\$300,000	55195	No	No
2	011410	0400	11/23/04	\$319,000	111078	No	No
2	011410	1120	3/9/04	\$119,000	23254	No	No
2	011410	1471	9/23/03	\$89,000	11084	No	No
2	012604	9125	3/12/04	\$175,000	38574	Yes	No
2	012604	9126	7/13/04	\$200,000	38574	Yes	No
2	012604	9222	12/27/04	\$85,500	21495	No	No
2	062605	9217	4/28/03	\$315,000	52272	No	No
2	382410	0017	9/9/03	\$125,000	7202	No	No
2	382410	0347	9/23/03	\$99,500	6402	No	No
3	082605	9306	12/29/03	\$290,000	69600	Yes	No
3	108880	0490	6/3/03	\$150,000	9601	No	No
3	172605	9091	9/15/04	\$355,000	185565	No	No
3	182605	9032	12/21/04	\$75,000	16117	No	No
3	182605	9111	5/31/04	\$222,450	295772	No	No
3	188700	0050	9/24/03	\$107,500	15990	No	No
3	357860	0235	5/12/04	\$120,000	114127	No	No
3	885410	0380	10/12/04	\$85,000	9450	No	No
3	885410	0380	1/19/04	\$67,000	9450	No	No
4	052605	9017	11/10/03	\$230,000	259182	No	No
4	052605	9046	7/2/03	\$650,000	108900	No	No
4	052605	9310	6/28/04	\$101,500	14273	No	No
4	072605	9354	3/23/04	\$335,000	84506	No	No
4	072605	9412	12/2/04	\$360,000	50529	No	No

***Vacant Sales Removed from this Annual Update Analysis***  
**Area 38**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	011410	0131	8/2/04	\$304,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
2	011410	0131	2/13/04	\$224,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
2	011410	0725	12/10/03	\$73,100	QUIT CLAIM DEED; AND OTHER WARNINGS
2	011410	0802	12/2/04	\$409,950	IMPROVED PROPERTY SALE
2	011410	1122	4/2/04	\$108,000	QUESTIONABLE DATA
2	062605	9313	4/26/04	\$50,000	QUESTIONABLE DATA
2	381840	0050	12/29/04	\$401,375	IMPROVED PROPERTY SALE
2	381840	0060	12/13/04	\$392,450	IMPROVED PROPERTY SALE
2	381840	0140	12/8/04	\$399,950	IMPROVED PROPERTY SALE
2	402770	1218	3/11/03	\$45,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
2	415670	0063	11/26/04	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	856495	0420	12/7/04	\$408,446	IMPROVED PROPERTY SALE
3	082605	9082	7/15/04	\$907,500	MULTI-PARCEL SALE
3	082605	9141	10/6/04	\$200,000	QUESTIONABLE DATA
3	082605	9141	10/29/03	\$50,000	QUESTIONABLE DATA
3	082605	9367	6/8/04	\$112,000	NO MARKET EXPOSURE
3	357860	0181	3/25/04	\$393,000	IMPROVED PROPERTY SALE
3	357860	0182	2/12/03	\$202,300	BUILDER OR DEVELOPER SALES;
3	701800	0460	1/20/04	\$1,500	EASEMENT OR RIGHT-OF-WAY
3	857380	0040	11/19/04	\$309,000	QUESTIONABLE DATA
3	885410	0200	11/24/03	\$25,000	QUESTIONABLE DATA
4	052605	9289	4/13/04	\$397,960	IMPROVED PROPERTY SALE
4	052605	9289	5/13/03	\$57,000	QUESTIONABLE DATA
4	062605	9302	8/22/03	\$400,000	SEGREGATION AND/OR MERGER
4	062605	9334	1/28/04	\$110,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
4	062605	9360	11/29/04	\$514,950	IMPROVED PROPERTY SALE
4	062605	9361	10/27/04	\$508,950	IMPROVED PROPERTY SALE
4	072605	9413	12/14/04	\$508,450	IMPROVED PROPERTY SALE
4	785998	0010	9/3/04	\$375,000	QUIT CLAIM DEED
5	042605	9059	1/15/04	\$2,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	042605	9059	7/20/04	\$200	PARTIAL INTEREST (1/3, 1/2, ETC.); \$1,000 SALE OR LESS
5	042605	9059	7/20/04	\$200	PARTIAL INTEREST (1/3, 1/2, ETC.); \$1,000 SALE OR LESS
5	042605	9059	7/20/04	\$112	PARTIAL INTEREST (1/3, 1/2, ETC.); \$1,000 SALE OR LESS



**King County  
Department of Assessments**

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**Scott Noble  
Assessor**

**MEMORANDUM**

DATE:      January 31, 2005

TO:      Residential Appraisers

FROM:      Scott Noble, Assessor

SUBJECT:      2005 Revaluation for 2006 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr